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SAN FRANCISCO
BOARD OF SUPERVISORS
ECONOMIC AND SOCIAL POLICY COMMITTEE

Three documents were usually produced for meetings of this Committee:

- (1) a Calendar constituted the "Agenda" for the meeting;
- (2) the Budget Analyst often did an analysis of Agenda items; and
- (3) actions taken at the meeting were indicated on the Calendar, and constituted the Action Calendar, or "Minutes" of the meeting.

Note that the Agendas and the Minutes are both captioned "Calendar". They differ in that the Minutes describe the action taken on each Calendar item.

This volume includes the available Minutes of this Committee's meetings. The Agenda is included only if the Minutes are missing.

The Budget Analyst memo, if any, precedes the Minutes of a meeting. If the Minutes are not available, the Budget Analyst memo follows the Agenda for the meeting.

CITY AND COUNTY



OF SAN FRANCISCO

DOCUMENTS DEPT.

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 MARKET STREET, SUITE 1025

SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-7642

March 6, 1990

TO: Economic and Social Policy Committee
FROM: Budget Analyst
SUBJECT: March 8, 1990 Economic and Social Policy Committee Meeting

Item 1 - File 113-89-2

Note: This item was continued and transferred at the February 12, 1990 Land Use Committee Meeting to the Economic and Social Policy Committee.

Department: Mayor's Office of Housing (MOH)
Department of Public Works, (DPW), Bureau of Building Inspection (BBI)

Item: Proposed ordinance would repeal Chapter 41 of the San Francisco Administrative Code and enact a new Chapter 41. Chapter 41 concerns Residential Hotel Unit Conversion and Demolition. The proposed ordinance would also amend Part II, Chapter 1, Section 333.2 of the Municipal Code (Building Code) concerning the hotel conversion fee schedule.

Description: The Residential Hotel Conversion and Demolition Ordinance was adopted by the City in 1981 with the stated purpose of minimizing the adverse impact on the housing supply and on displaced low income, elderly, and disabled persons resulting from loss of residential hotel units through conversion and/or demolition. At the time of enactment of the Ordinance, the City specifically found that (1) there was a severe shortage of affordable housing affecting mostly elderly, low income, and disabled persons; (2) that many of these persons live in residential hotels; (3)



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that there was a decrease in the number of residential housing units due to vacation, demolition, or conversion to other uses; and (4) that these residential housing units are endangered housing resources which must be protected.

The proposed ordinance includes findings that residential housing units have continued to decrease (by 1,743 units over the past seven years), that the current ordinance has proved costly and difficult to enforce, and that in-lieu fees (40 percent of the cost of construction of a replacement unit, plus site acquisition cost) have been both inadequate to fund replacement units and unsuccessful as a deterrent to conversions.

The proposed ordinance, including recently added amendments, would revise various definitions, notice requirements, time limits, replacement requirements, exemptions, and penalties to enforcement provisions, as well as make corresponding amendments to the hotel conversion fee schedule. The proposed ordinance includes the following specific changes designed to make enforcement and administration of the ordinance more effective:

- a. Include non-profit organizations (previously exempt) in the reporting requirement of the ordinance;
- b. Change the definition of low income household to a household whose income does not exceed 60% (formerly 80%) of the median income for the San Francisco SMSA;
- c. Clarify that any guest room constructed subsequent to September 23, 1979 or not occupied by a permanent resident on that date is not subject to this proposed ordinance;
- d. Change the Annual Unit Usage Report date to November 1 of each year, allowing the owner to designate any room as tourist or residential as long as the permissible total for tourist use is not exceeded. These designations apply to specific rooms, rather than merely a total number of rooms, and BBI must be noticed for any change in designation;

- e. Amend the provisions allowing summer tourist use to discourage the practice of leaving units vacant during the winter, so that they will be available for summer tourist use. The proposed ordinance permits greater than the permissible 25 percent of units for tourist use, based on a hearing determination that the units were occupied at least 50 percent of the winter term;
- f. Amend the ordinance to permit weekly rentals under specific circumstances and subject to certain conditions;
- g. Provide public notice and hearing requirements with regard to applications and permits to convert units from residential use;
- h. Change appeal procedure to Board of Permit Appeals rather than court of competent jurisdiction;
- i. Transfer hearing requests for a permit to convert a unit from BBI hearing officer to the City Planning Commission;
- j. Increase the in-lieu payment to the City for one-for-one replacement of units to be converted in an amount equal to 80 percent (from 40 percent) of the construction cost of an equal number of comparable-sized units at comparable rent, plus site acquisition cost as determined by the Department of Real Estate based on two independent appraisals;

All in-lieu payments are to be deposited into an existing San Francisco Residential Hotel Preservation Fund Account, a component of the Repair and Demolition Fund, which is administered jointly by the Department of Public Works (DPW) and the Mayor's Office of Housing (MOH) exclusively for the repair, purchase and rehabilitation of residential hotel units. The City distributes monies from this Fund to an approved public entity or non-profit organization, which has applied for such monies, in installments for specific costs such as but not limited to site acquisition, architect's fees and construction costs.

- k. Add to the provisions of replacement housing, the construction of transitional housing, and contributions to a non-profit organization or public entity to construct comparable units in an amount at least equal to 80% of the replacement costs. Contributions to a non-profit organization are to be administered by the Mayor's Office of Housing;
- l. Enhance the available enforcement mechanisms to allow the Department of Public Works, Superintendent of the Bureau of Building Inspection (BBI) greater authority to inspect residential hotel operator's daily logs at any time, and to inspect rooms listed as vacant. The proposed ordinance would identify penalties for the following:
 - (i) Willful failure to maintain daily logs;
 - (ii) Failure to post information materials as required by the ordinance; or
 - (iii) Willfully providing false information in the daily log.

The foregoing violations may be charged as infractions or as misdemeanors carrying penalties of fines and/or imprisonment, as specified;

- m. As an unlawful action, change less than 32 days to less than 7 days as the term of tenancy for the renting of a residential unit;
- n. Permit a private right of civil action by any interested party, including tenants, tenants organizations, or specified non-profit organizations;
- o. Enhance the penalties for unlawful conversion by eliminating the current \$5,000 maximum limitation on penalties so that there would be no maximum limit on such penalties. The penalty is three (3) times the daily rate per day unlawfully charged by the hotel owner to the occupants of the unlawfully converted unit;
- p. Clarify the Administrative Code to include in the one-for-one replacement requirement, hotels which must be demolished due to abatement orders of the Department of Public Works or Superior Court, or major catastrophe; and

BOARD OF SUPERVISORS
BUDGET ANALYST

- q. Transfer to BBI, from the Department of City Planning, the responsibility to prepare the annual residential hotel status report.
- r. Establish a Residential Hotel Operators Advisory Committee to meet quarterly to advise the Deputy Mayor for Housing on matters related to this legislation. The Committee would be established by the Bureau of Building Inspection and have three members nominated by the San Francisco Hotel Association, three members nominated by the Golden Gate Hotel Association, two members nominated by the Council of Community Housing Organizations, and the Deputy Mayor for Housing. The Committee would advise the Deputy Mayor for Housing on revisions to the proposed ordinance, programs that City agencies should develop to assist the City's residential hotel operators and information on applicable laws and programs that would support or impact residential hotel operators.

The proposed amendments to Section 3, Part II, Chapter 1 of the San Francisco Municipal Code (Building Code) include the following changes to the hotel conversion ordinance relating to the BBI fee schedule (See Comment No. 8):

	<u>Current Ordinance</u>	<u>Proposed Ordinance</u>
Unsuccessful Challenge to		
Initial Unit Usage Report	\$272	\$54/Hr
Appeal of Initial or Annual		
Status Determination	68	54/Hr
Hearing to Exceed 25% Tourist Season		
Rental Limit	108	54/Hr
Request for Winter Rental (new fee)	n/a	54/Hr

The proposed change of fees from a lump sum to an hourly \$54 rate for unsuccessful challenges, appeals or requests for hearings and request for winter rental is designed to reflect more accurately the administrative costs of the program. In addition to these hourly rates for the building inspector's time, any fees for a hearing officer, if needed, would be included. According to Mr. Peter Burns, Chief Housing Inspector of BBI, the annual increase in revenue from these fee changes cannot be accurately estimated.

BOARD OF SUPERVISORS
BUDGET ANALYST

Comments:

1. Mr. Brad Paul, Deputy Mayor for Housing and Neighborhoods states that the proposed ordinance is the result of an inter-agency panel's review of the previous ordinance which commenced in January, 1989. Mr. Paul states that this was the first comprehensive review of the Residential Hotel Unit Conversion and Demolition Ordinance since it was adopted in 1981. The proposed ordinance is intended to address the difficulties in enforcement and implementation which had become apparent, without increasing the scope of the ordinance itself.

2. Mr. Paul states that the Mayor has specifically endorsed the proposed ordinance, and that enhanced administration and enforcement of the Residential Hotel Conversion and Demolition Ordinance is a part of the Mayor's Homeless Plan and Affordable Housing Action Plan.

3. With regard to the increased in-lieu fee provided in the ordinance, Mr. Paul states this increase is intended to bring revenues for one-to-one replacement of converted units into line with actual costs, because the old fee scale was too low either to fund replacement units, or to discourage owners from illegally converting units. Mr. Peter Burns of BBI states that only five applications to convert have been received in the last year. Since payment of the in-lieu fee is only one option for one-to-one replacement, he is unable to quantify potential revenues.

4. Ms. Kate Hermann of the City Attorney's Office states that there may be some increased administrative burden placed on BBI since the proposed inclusion of non-profit organizations within the purview of the ordinance may increase the number of initial status reports to be filed and processed by BBI. The enhanced enforcement powers granted BBI may also cause it to change its staff allocations for enforcement and/or require the hiring of an additional inspector. However, Mr. Burns states that currently an inspector administers the program on a part-time basis, and that each district inspector has some responsibility under the program. Mr. Burns states that BBI does not anticipate hiring an additional inspector should the proposed amendments be approved. He added that it may be necessary to add support staff because of the new reporting requirements for more than 50 residential hotel buildings owned and operated by non-profit organizations, but that BBI cannot determine at this time whether additional staff will be required.

5. Mr. Burns states that the shift of responsibilities for the Annual Unit Usage Report should not add any cost or burden to BBI because BBI is already compiling a similar report for City Planning's use in preparing the Annual Unit Usage Report.

6. Ms. Hermann also states that since the ordinance will allow private parties to file civil actions, the City may become involved in litigation filed by such private individuals or groups because the City and/or BBI would possibly be named as parties in these actions. This would cause additional work for the City Attorney's Office, as well as the City agencies involved. Since the City Attorney's Office is unable to anticipate how many such private actions may be filed at this time, or whether such actions will name the City as a party, the potential effect and fiscal burden to the City, if any, cannot be calculated at this time.

7. With regard to the proposed changes in penalty provisions, Mr. Burns states that there have been few penalties assessed in the last year and that BBI anticipates not more than five penalty cases in the coming year. Mr. Burns states that the increased enforcement provisions of the proposed amendments should act to prevent the most severe violations which currently result in penalties, such that one effect of the amended ordinance may be fewer penalties assessed and collected. Mr. Burns could not estimate what penalties may be assessed in the future.

8. Mr. Burns and Mr. Paul both state that the prior increases and current changes in fees for administrative appeals and related procedures are intended to adequately compensate BBI for its administrative costs, so that these procedures will be self-supporting. Mr. Burns advises that changing certain fees (as identified below) from a flat fee to an hourly rate will increase revenues from such fees, but it was not possible to estimate the amount of such increases. On May 8, 1989 the Board of Supervisors approved Ordinance 153-89 increasing administrative fees charged to owners or operators of residential hotels to cover BBI's inspection costs based on an average 7.5% increase as follows:

BOARD OF SUPERVISORS
BUDGET ANALYST

Memo to Economic and Social Policy Committee
March 8, 1990 Economic and Social Policy Committee Meeting

	<u>From</u>	<u>To</u>
Statement of Exemption	\$158	\$170
Claim of Exemption Based on Low Income Housing	158	170
Claim of Exemption Partially Completed Conversion	316	340
Initial Unit Usage Report	158	170
Unsuccessful Challenge to Initial Unit Usage Report	253	272*
Annual Unit Usage Report	158	170
Annual Unit Usage Report	40	43
Permit to Convert	253	300
Challenge to Claims of Exemption Usage Report	13	14
Complaint of Unlawful Conversion	13	14
Appeal of Initial or Annual Status Determination	63	68 *
Determination of Department of Real Estate	750**	806 **
Hearing to Exceed 25% Tourist Season Rental Limit	100	108 *

*Fee amended to hourly rate in this legislation.

**Plus cost of independent appraisal.

9. The proposed ordinance is intended to enhance enforcement procedures for the existing Residential Hotel Conversion and Demolition Ordinance. While it appears that these measures could require some additional staff for various City offices and increase receipts from in-lieu fees and penalty assessments, the fiscal impact on the City cannot be calculated at this time because insufficient data are available to assess such impacts. With respect to the proposed Residential Hotel Operators Advisory Committee, Mr. Paul advises that the operation of such a panel will not add any cost to City operations.

BOARD OF SUPERVISORS
BUDGET ANALYST

10. MOH and DPW jointly administer the San Francisco Residential Hotel Preservation Fund Account as identified in Section 41.13 (a) (5) (A) of the proposed ordinance. MOH makes direct payments from the account and reports account activity annually to DPW per an October 1986 Memorandum of Understanding between MOH and DPW. According to the Controller's records, during the past two completed fiscal years, the account consisting of the in-lieu payments has had deposits and expenditures as follows:

Balance as of July 1, 1987	\$631,560
Revenues:	
12/14/87 - Van Ness Associates	<u>168,922</u>
	<u>168,922</u>
Subtotal	\$800,482
Expenditures:	
3/25/88 - North of Market Planning Coalition (Adm. Costs)	16,957
5/20/89 - Chinese Community Housing Coalition	<u>750,000</u>
	<u>766,957</u>
Balance as of July 1, 1989	\$33,525

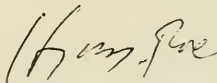
11. DPW's Fiscal Office advises that MOH has not submitted annual reports documenting the use of the Residential Hotel Preservation Account. Because a significant amount of funds is deposited and expended from this fund as indicated in the Controller's records, reports on expenditures should be provided to the Board of Supervisors as part of the annual status report identified in Section 41.21 of the proposed ordinance.

12. This item was continued from the February 12, 1990 Land Use Committee meeting in order to permit the Mayor's Office and interested parties including the Residential Hotel Association time to review any additional changes to the proposed ordinance. According to Mr. Paul, the Mayor's Office does not intend to recommend any additional substantive changes to the proposed legislation pending before the Land Use Committee.

BOARD OF SUPERVISORS
BUDGET ANALYST

Recommendation: Amend Section 41.21 (a) of the proposed ordinance to require that the annual status reports document all expenditures from the San Francisco Residential Hotel Preservation Fund and that such reports be submitted to the Board of Supervisors.

Approval of the ordinance to clarify its terms, increase fees and penalties and enhance its enforcement provisions is a policy matter for the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
Carol Wilkins
Stacy Becker
Ted Lakey

BOARD OF SUPERVISORS
BUDGET ANALYST

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C A L E N D A R

REGULAR MEETING OF THE
ECONOMIC AND SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

THURSDAY, MARCH 8, 1990 - 2:00 P.M.

ROOM 228, SECOND FLOOR
CITY HALL

PRESENT: SUPERVISORS WARD AND GONZALEZ

ABSENT: SUPERVISOR KENNEDY

CLERK: GAIL JOHNSON

1. File 113-89-2. [Hotel Conversion Ordinance] Ordinance amending the San Francisco Administrative Code by repealing Chapter 41 (Residential Hotel Unit Conversion and Demolition) and enacting a new Chapter 41; and amending Part 11, Chapter 1 of the San Francisco Municipal Code (Building Code) by amending Section 333.2, to amend the hotel conversion fee schedule. (Supervisors Walker, Ward, Hallinan)

(Consideration continued from February 12, 1990)

ACTION: Amended on page 28, lines 17 and 18, following "\$500", by deleting "no part of which may be suspended"; on page 28, line 22, following "imprisonment", by deleting "no part of which may be suspended"; on page 36, line 11, following "convert" by inserting "or if the Mayor's Office of Housing has not found the hotel owner or operator has acted in good faith in seeking a project pursuant to Subsections 41.13(a)(2) or (a)(5) or this subsection"; throughout ordinance, by replacing "Deputy Mayor for Housing" with "Mayor's Office of Housing". Further amended on page 50, line 23, by inserting:
"(8) A report on expenditures from the San Francisco Residential Hotel Preservation Fund."
Recommended as amended. (TO BOARD FOR CONSIDERATION ON MARCH 26, 1990.)

CITY AND COUNTY



OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 MARKET STREET, SUITE 1025

SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-7642

March 20, 1990

TO: Economic and Social Policy Committee
FROM: Budget Analyst
SUBJECT: March 22, 1990 Economic and Social Policy Committee Meeting

Item 2 - File 97-89-48

Note: This item was continued from the February 27, 1990 Land Use Committee Meeting.

Department: Department of City Planning

Item: The proposed ordinance would amend the Administrative Code by adding Chapter 31A which would require the preparation of social and economic impact reports for major development proposals and for major changes in land use regulations.

Description: The proposed legislation is intended to provide relevant and useful social and economic information for the public and public officials (e.g., City Planning Commission, Board of Permit Appeals and the Board of Supervisors) who will review and make decisions on major development projects and major changes in land use regulations in the City.

As stated in the proposed ordinance, a major development project would be a project for which an Environmental Impact Report (EIR) must be prepared and socio-economic effects may be a relevant and important consideration in the decision-making process. A major change of land use regulation would be an amendment of the Planning Code that requires the

preparation of an EIR and where socio-economic effects may be a relevant and important consideration in the decision making process. The proposed ordinance would not apply to major development projects or Planning Code amendments for which the EIR determination was made prior to January 1, 1990.

Applicants for development projects or changes in land use regulations would have to file a socio-economic review application with the Department of City Planning and pay applicable fees. The Department of City Planning would be responsible for determining the need for the Socio-Economic Effects Report. If no report is required, the Department would issue a Statement of No Significant Effect. The Statement of No Significant Effect would be made available for public comment and would be placed on the Planning Commission's calendar, at which time, the Planning Commission could approve or alternatively decide that a Socio-Economic Effects Report is necessary.

If the Department determines that a Socio-Economic Effects Report is required, the Department would be responsible for preparing the Socio-Economic Report as a separate document from the EIR. The Department would initially prepare an Issues Statement, a determination of the social and economic issues to be studied based on the Department's assessment of the likely significant and substantial impacts. The Issues Statement would then be available for public comment and be placed on the Planning Commission's calendar, a process which would allow the Department to modify the Issues Statement.

The Socio-Economic Effects Report would include both positive and negative, direct and indirect social and economic effects of the proposed project or change in land use regulation. The Socio-Economic Effects Report would be made available for public comment a minimum of ten days before the City Planning Commission hearing and the Planning Commission would be required to adopt the Socio-Economic Effects Report prior to acting on the proposed development project or land use regulation.

Comments:

1. The proposed legislation requires that the Department of City Planning prepare and publish guidelines for preparing the Socio-Economic Effects Reports. According to Mr. George Williams of the Department of City Planning, in order to prepare these guidelines, the Department would require some on-the-job experience with preparing the Socio-Economic Effects Reports. Therefore, the Department anticipates initially preparing the required reports, and as a City data base is developed and knowledge is gained in the field of socio-economic analyses, specific guidelines could be developed. Mr. Williams reports that a private consultant would need to be retained to assist in developing these guidelines, specifically to conduct a literature search, survey other cities' experiences, and evaluate specific methodologies for assessing social and economic impacts.

2. The proposed legislation would become effective upon the appropriation of funds to the Department of City Planning to perform these responsibilities. However, the proposed ordinance specifically states that the proposed Chapter 31A would be automatically repealed, and deleted from the Code, if in any fiscal year appropriations are not provided to the Department for the staff positions designated or created for the purpose of carrying out these provisions. Based on discussions with the Budget Analyst's Office, Ms. Melba Yee of the City Attorney's Office states that the intent of this provision is to ensure that the City provides funding to support this new activity. However, the current language does not specify who would determine the amount of staff positions and appropriations that are necessary to perform these provisions. The Budget Analyst recommends that this language be amended to clarify that the appropriation of funds to carry out these provisions is to be based on the final approval by the Board of Supervisors.

3. The Department of City Planning has prepared a one year budget to provide additional staff, consultants and related materials, supplies, furniture and computer equipment. As shown in the attachment, the Department estimates a total annual cost of \$314,502, in fiscal year 1990-91 to implement the proposed legislation. This would include the hiring of four additional professional planning staff, one full-time clerical position and \$50,000 for consultant assistance. Mr. Williams reports that the \$314,502 annual amount is an

BOARD OF SUPERVISORS
BUDGET ANALYST

estimate of what would initially be needed to implement the proposed legislation. Based on discussions with the Budget Analyst, Mr. Williams states that if the proposed legislation is adopted, the Department would reexamine the staffing and level of effort needed to provide the socio-economic reports after one year. Any appropriation of funds for implementing the proposed legislation would require separate approval by the Board of Supervisors.

4. According to Mr. Williams, the Department of City Planning currently focuses only on land use, zoning, environmental, transportation and other physical planning aspects of the City. As a result, the Department does not currently have any staff that are specialized in urban economics or urban sociology and there are not sufficient planning staff available to assist in the preparation of socio-economic reports according to Mr. Williams.

5. The proposed legislation also states that applicants will pay applicable fees as prescribed in Article 3.5 of the City Planning Code. According to Mr. Williams, no fees have yet been established for the preparation of these Socio-Economic Reports. Mr. Williams states however, that fees would be established once it is determined the extent of the effort required to prepare these reports. All fees generated by the Department of City Planning are deposited into the General Fund. Because the fees have not yet been established, no estimate of the amount of revenues that could be generated from these fees is available. The establishment of such fees is subject to approval of the Board of Supervisors.

6. According to Ms. Barbara Sahm, the Environmental Review Officer for the Department of City Planning, the Department currently has approximately 20-25 EIRs being prepared. These include EIRs for both public and private developments. As discussed in the proposed legislation, the preparation of an EIR would trigger the preparation of a Socio-Economic Report. Therefore, it is reasonable to anticipate that, if the proposed legislation is adopted, approximately 20-25 Socio-Economic Reports would be ongoing at any one time.

7. The current legislation exempts development projects or Planning Code amendments for which the determination that an environmental impact report must be prepared was made prior to January 1, 1990. Depending on the effective date of the legislation, the January 1, 1990 date could be amended. According to Mr. Williams, the January 1, 1990 date assumes an implementation of the proposed legislation during the Spring of 1990.

Recommendation:

The proposed ordinance is a policy matter for the Board of Supervisors.

If the Board approves the proposed ordinance, amend Section 31A.8 to add language specifying that the appropriations necessary to implement these provisions would be subject to the approval of the Board of Supervisors.

Appendix A

ONE YEAR BUDGET FOR PREPARING SOCIO-ECONOMIC EFFECTS REPORTS

1 Urban Economist 9746 (Staff Asst. VII)	\$ 59,098.00
1 Urban Sociologist 9744 (Staff Asst. VI)	51,298.00
1 Planner III (Step 3)	43,483.00
1 Planner II 5278 (Step 1)	34,736.00
1 Secretary 1426 (Step 2)	<u>22,308.00</u>
	210,923.00
5% for Salary Standardization	10,546.00
2.5% for Step Increase	<u>5,273.00</u>
	226,742.00
Fringe at 10.5%	23,808.00
Consultants	50,000.00
Telephones	1,680.00
Materials and Supplies	2,500.00
Furniture	4,552.00
Computer	<u>5,220.00</u>
	\$314,502.00

GAW/PAL:163

rfp

Item 3 - File 177-90-1

1. This item is a hearing to consider the progress of the Yerba Buena Gardens and Moscone Convention Center Expansion developments.

2. The San Francisco Redevelopment Agency's (SFRA) progress report regarding Yerba Buena Gardens is attached (Attachment 1). Mr. Edward Helfeld, SFRA Executive Director indicates that this report dated February 12, 1990, reflects the most recent information on this project.

3. The Chief Administrative Officer's (CAO) progress report regarding the Moscone Convention Center (MCC) expansion is attached (Attachment 2). Since January 23, 1990, the date that progress report was issued, Mr. John Cribbs, MCC Expansion Project Manager, reports the following updates:

<u>Contract</u>	<u>Purpose</u>	<u>Amount</u>	<u>Status (1/23/90)</u>	<u>Updated Status</u>
CB3C	Complete new meeting room building	\$38,944,187	45% Complete	50% Complete
CB2D	Excavation and shoring: exhibit hall space	\$10,217,908	95% Complete	100% Complete
CB2F	Complete exhibit hall	Bids due 2/8/90	-	\$100,942,000 bid awarded 2/13/90



Page 1 of 2
 ART AGNOS Mayor
 Leroy King, President
 Buck Bagot, Vice President
 Charlotte Berk
 Gary Kitahata
 Haig G. Mardikian
 V. Fei Tsien
 Paul Wartelle

SAN FRANCISCO REDEVELOPMENT AGENCY

939 ELLIS STREET • SAN FRANCISCO 94109-7714

ADDRESS MAIL TO POST OFFICE BOX 646 • SAN FRANCISCO, CALIFORNIA 94101-0646

(415) 771-8800
 FAX: (415) 771-3005

REFER TO:

112-04490-146YB

February 12, 1990

Mr. John L. Taylor
 Clerk of the Board of Supervisors
 Room 235, City Hall
 San Francisco, California 94102

Dear Mr. Taylor:

We appreciate receiving the notice that Supervisor Gonzalez has requested hearings on the status of the Moscone Center Expansion (MCE) and Yerba Buena Gardens (YBG). The Agency will be pleased to participate and respond to any questions from the Supervisor and members of the Committee.

In order to provide a brief summary of the status of the gardens:

<u>Activity</u>	<u>Cost</u>	<u>Status</u>	<u>Construction Start Date</u>
<u>Cultural Buildings</u>			
Theatre 775 Seats	\$17,838,000	Final Construction Documents started	3/91 (date depends on completion of MCE roof)
Visual Arts Building (includes Video/Film Facility, Forum, 3 Galleries and Administrative space)	\$19,188,000	Final Construction Documents started	Same
<u>Garden</u>			
Esplanade	\$38,002,000	Schematic Design: Being Revised	Same
East Garden	\$ 2,511,000	Schematic Design: 95% complete	9/91 (for completion with cultural building)

John L. Taylor
Page 2

112-04490-146YB
February 12, 1990

ISSUES PRESENTLY BEING RESOLVED INCLUDE:

- Relationship of the MCE to the YBG Public Improvements:

The MCE contract currently out for bid includes the "foundations" for the Gardens and the Cultural Buildings and a shared cooling plant for the Cultural Buildings. The integration of the MCE with the public uses above has been an ongoing effort for the past four years. It is also essential to the operation of the expanded Convention Center to have the public improvements completed as soon as possible after the MCE opens in order to minimize disruption to the Convention Center's use. Such a schedule will also assure that the area around the Convention Center provides an attractive environment for the visitors to the Center and the surrounding neighborhood.

Private Developer's Program for CB-2 and CB-3

As a result of the decision to remove the Developer's parking parcel under Central Block 2 (between Mission and Howard Streets and Third and Fourth Streets) to provide a site for the Moscone expansion, the Developer was given the right to revise the program for the Retail/Amusement, Recreation, Entertainment (R/ARE) uses agreed upon in 1984 for these blocks. The Agency and Developer are scheduled to conclude a revised program by March 7, 1990, leading to agreement on an amended development agreement by May 23, 1990.

- Relationship of the Esplanade to the Retail/ARE:

The Developer's proposed changes in design for the R/ARE from the 1984 Master Plan has resulted in additional analysis of the design of the west side of the Esplanade. We have now arrived at a revised conceptual design which accommodates the Developer's scheme and allows the Esplanade design to proceed.

Again, we will look forward to participating in any hearings scheduled. If there are any questions that we can respond to please do not hesitate to call either myself or Mrs. Sause, Project Director for Yerba Buena Center.

Sincerely,



Edward Helfeld
Executive Director

cc: Supervisor Jim Gonzalez
Brad Paul, Deputy Mayor



OFFICE OF

CHIEF ADMINISTRATIVE OFFICER

RUDOLF NOTHENBERG
CHIEF ADMINISTRATIVE OFFICER

January 23, 1990

289 CITY HALL
SAN FRANCISCO
CALIFORNIA 94102
415/554-4851

Mr. John L. Taylor
Clerk of the Board of Supervisors
Room 235, City Hall
San Francisco, CA 94102

Re: File #177-90-1

Dear Mr. Taylor:

Thank you for advising me of the hearings requested by Supervisor Gonzalez regarding the status of the Moscone Center expansion and of Yerba Buena Gardens. I am delighted to participate and to answer such questions as the Supervisor and members of the Committee may have.

The following, in a very brief outline, is the status of the contracts for the Moscone expansion. Please note that the last contract we will let is currently out to bid with a due date of February 8.

<u>CONTRACT</u>	<u>PURPOSE</u>	<u>AMOUNT</u>	<u>STATUS</u>
CB3A	Structural Steel For New Meeting Room Building	\$ 7,173,500	COMPLETE
CB3B	Modification in existing building to support new meeting room building	\$ 1,522,757	COMPLETE
CB3C	Complete new Meeting Room Building	\$38,944.187	45% COMPLETE
CB2D	Excavation and shoring; Exhibit Hall space	\$10,217,908	95% COMPLETE
CB2E	Ramps, Loading Dock tunnels	\$ 1,508,263	COMPLETE
CB2F	Complete Exhibit Hall	BIDS DUE 2/8/90	

It is critical from our point of view that the schedule be maintained so that we may deliver the facilities to our clients who have already contracted to use them. The first convention which will use all of the new facility is the biggest computer show we have ever hosted, "Wescon", moving to San Francisco after outgrowing their previous venue on the Peninsula. We have a steady stream of bookings for the enlarged facility from then on.

The Yerba Buena Gardens complex intended to be built on the roof of our expanded facility (i.e., CB-2 between Mission & Howard) as well as on the roof of the existing Moscone (CB-3 between Howard & Folsom) is under the

Mr. John Taylor
January 23, 1990

Page Two

jurisdiction of the Redevelopment Agency. We have had a long, sometimes mutually difficult, but to date successful history of working with the Agency and staff to coordinate our projects. Obviously, what the SFRDA proposes to build on top of our project impacts the architectural and engineering features of the Moscone expansion. Having had an earlier start on our design and a very strict schedule to keep, we have frequently been impatient with the timing of responses to our technical questions from the agency. Fortunately, that is now largely behind us.

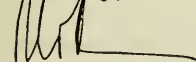
We remain extremely concerned that whatever is finally built on top of the expanded Moscone be built on a timely basis and that it be compatible with facilities designed to serve the City's convention and exhibitor clients

With regard to timeliness, I do not think that any of us should long countenance an undeveloped, exposed roof slab covering the entire block between 3rd to 4th, Mission & Howard. To avoid that, the SFRDA's design work on the Gardens and cultural facilities must proceed now so that when the Moscone expansion project delivers a buildable surface to the Agency, the construction on the surface of CB-2 may begin. It should be noted that what is to be built there must accommodate the technical limitations (i.e., loadings, penetrations, drainage, utilities) to which we and the Agency have previously agreed and which are included in our bid specifications.

With regard to compatability, it is critical that what the Agency builds on CB-2 and CB-3 will, as a minimum protect the City's investment in convention facilities and preferably, that it enhance them. Attracting conventions is a very competitive enterprise. Prospective clients are extremely sensitive to the environment provided to their attendees and exhibitors. It is desirable that the Gardens and Convention facilities work together to give us a selling point with our clients while at the same time becoming a permanent attraction for our residents. In that regard, we are pleased with the proposed uses on CB-2, but are concerned about the uses on CB-3 where incompatible uses have been suggested.

As noted earlier these concerns are largely within the purview of the SFRDA. I know that in concept we are in total agreement as to the need to move rapidly and to have our projects work together in a complementary fashion. They are more than competent to speak for themselves on the implementation of these concerns and will undoubtedly do so at Committee.

Sincerely,



Rudolf Nothenberg
Chief Administrative Officer

cc: Supervisor Jim Gonzalez
Ed Helfeld, Executive Director, SF Redevelopment Agency
Brad Paul, Deputy Mayor
John Cribbs, Project Manager, MCC Expansion

#2332Y

Item 5 - File 271-89-1

1. This item is a hearing to consider a proposed youth project to house 20 youths at 899 Guerrero Street.

2. On December 5, 1989, the City's Zoning Administrator, under Section 305 of the City's Planning Code, granted a variance to Catholic Charities to establish a group housing program at a facility (previously a nursing home), located at 899 Guerrero Street. Catholic Charities required a variance because the facility did not have sufficient off-street parking to meet zoning requirements for a group housing program. Catholic Charities is proposing to provide temporary housing accommodations and support services for up to 20 homeless youths (ages 18 to 21). The client population would consist of youths who are runaways and/or youths who have suffered abuse, neglect or abandonment by their parents. Catholic Charities anticipates the program will be operational by June 1, 1990.

3. On January 10, 1990, a hearing was held by the Board of Permit Appeals in response to an appeal by concerned residents of the neighborhood surrounding 899 Guerrero Street. The Board of Permit Appeals found that the Zoning Administrator committed no errors in his decision to grant a variance to Catholic Charities in connection with the establishment of a group housing program at 899 Guerrero Street. On January 31, 1990, based upon the findings of the hearing, the Board of Permit Appeals upheld the decision of the Zoning Administrator and denied a request for a rehearing on the subject property. At the same time, the Board of Permit Appeals also upheld the zoning administrators determination that the proposal is a group housing use pursuant to Section 209.2(A)

4. The total annual budget for the Catholic Charities' group housing program is \$278,012. Of the \$278,012, \$100,000 would come from the City's General Fund (Department of Social Services), \$118,560 would come from HUD, and \$59,452 would come from private funds.

5. Ms. Carla Javits of the Department of Social Services reports that \$50,000 (one-half of the City's share of the annual budget) was budgeted in DSS's 1989-90 budget for the Catholic Charities group housing program. Ms. Javits advises that the Department intends to include \$100,000 in funding for this program in its 1990-91 Departmental budget request.

6. As of the writing of this report, Catholic Charities had not prepared a detailed budget for the group housing program.

Item 6 - File 161-90-3

Department: Redevelopment Agency
City Planning Department

Item: The proposed resolution would adopt the Bernal Heights East and South Slope Revitalization Feasibility Report and request that the City Planning Commission select a project area from the Report and formulate a preliminary plan for the Bernal Heights East and South Slope Survey Area.

Description: In November of 1988, the Board of Supervisors approved a resolution (File 346-88-2) which designated the Bernal Heights East and South Slope as a Survey Area for the purpose of determining the feasibility of creating a redevelopment project within that area that could include, among other elements, infrastructure improvements and the creation of additional housing. The Survey Area is composed of three non-contiguous sub-areas:

- (1) Brewster/Joy;
- (2) Banks/Chapman;
- (3) Bradford/Jarboe.

Attached is a map of the Survey Area which identifies each of the three sub-areas.

In developing its Feasibility Report, the Redevelopment Agency considered a number of elements in its study including soils analysis and testing, assessment of infrastructure needs, traffic circulation, open space and recreation, alternatives for building additional housing and the desirability of creating affordable housing.

The Report calculated preliminary overall infrastructure cost estimates for each of the three sub-areas. These estimates, which include costs for design, field inspection, administration and contingencies, are subject to revision pending final detailed engineering design for street, water and sewer improvements. The estimated cost for the three sub-areas are as follows:

BOARD OF SUPERVISORS
BUDGET ANALYST

<u>Sub-Area</u>	<u>Amount</u>
Brewster/Joy	\$1,700,000
Banks/Chapman	3,500,000
Bradford/Jarboe	<u>1,600,000</u>
Total	\$6,800,000

The Feasibility Report does not specify a particular funding method for the three sub-areas but does list a number of potential funding methods. These include creating a Local Assessment District, Community Development Block Grant Funds, Tax Increment Funds or funds that could be made available through the newly established San Francisco County Transportation Agency.

Comments:

1. As mentioned above, the proposed resolution would adopt the Bernal Heights East and South Slope Revitalization Report and request that the City Planning Commission select a project area and formulate a preliminary plan for that project area. According to Mr. Tom Conrad of the Redevelopment Agency, the Planning Commission can select anywhere from a part of one of the the three sub-areas to all three sub-areas for this preliminary plan. This preliminary plan would then be referred to the Redevelopment Agency to be drafted into a specific final Redevelopment plan that would need to be approved by the Redevelopment Agency Commission and the Board of Supervisors.

2. The final Redevelopment plan presented by the Redevelopment Agency for the Bernal Heights East and South Slope Survey Area would include detailed cost estimates and specify the proposed funding sources for the project. At this time, adoption of the proposed resolution by the Board of Supervisors does not commit the City to support a specific project or oblige the City to provide funds for any project in the Bernal Heights East and South Slope Survey Area.

3. Mr. George Williams of the City Planning Department states that the City Planning Department would be able to prepare the preliminary plan for the selected area in the Bernal Heights East and South Slope Survey Area utilizing about 40 to 50 hours of existing staff time.

Recommendation:

Approval of the proposed resolution is a policy matter for the Board of Supervisors.

BOARD OF SUPERVISORS
BUDGET ANALYST

BERNAL HEIGHTS
EAST AND SOUTH SLOPE
SURVEY AREA



KEY

SUB-AREA 1: BREWSTER/JOY

SUB-AREA 2: BANKS/CHAPMAN

SUB-AREA 3: BRADFORD/JARBOE

Item 7 - File 115-90-4

Item: Ordinance amending Part II, Chapter II of the San Francisco Municipal Code by amending Section 179 of the Planning Code.

Department: City Planning

Description: The proposed legislation would amend Part II, Chapter II of the San Francisco Municipal Code by amending Section 179 of the Planning Code to extend the deadline to file applications for use permits to comply with applicable code requirements.

The existing provisions of Section 179 of the Planning Code regulate uses of buildings located in Neighborhood Commercial Districts. On March 13, 1987, the Board of Supervisors approved Ordinance No. 69-87 which, among other provisions, provided for regulation of building standards and uses in Neighborhood Commercial Districts and imposed new requirements for building use authorization, in order to establish new procedures for review of building use in such districts and to establish new compliance regulations.

Section 179(d) provides that any building use located in a neighborhood commercial district, which (1) existed on the effective date of Ordinance 69-87 and was permitted as a principal use at the time the building was established, (2) the required permits had not been obtained, and (3) which building use is not permitted by the enactment of Ordinance 69-87, will be allowed to continue if certain conditions are met. One of these additional conditions requires an application to be filed for all permits necessary to bring the building use into compliance with applicable code requirements and substantially complete all work within three years, or by April 12, 1990, of the effective date of Ordinance No. 69-87.

Section 179(f) provides that any building use located in a neighborhood commercial district, which (1) existed on the effective date of Ordinance 69-87 and was permitted as a conditional use at the time the building was established, (2) the required permits had not been obtained, and (3) which building use is not permitted by the enactment of Ordinance 69-87, will be allowed to continue if certain conditions are met. One of these conditions requires applications for conditional use authorization and other necessary permits to bring the use into compliance with applicable code requirements and substantially complete all work within three years, or by April 12, 1990, of the effective date of Ordinance No. 69-87.

BOARD OF SUPERVISORS
BUDGET ANALYST

The proposed legislation would (1) amend Section 179(d) to extend the deadline for an additional three years to file applications for use permits to comply with applicable code requirements and (2) amend Section 179(f) to extend the deadline for an additional three years to file applications for conditional use authorizations and other permits to comply with applicable code requirements.

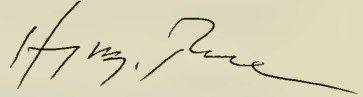
Comments:

1. Mr. Robert Passmore, of the Planning Department reports that the proposed legislative amendments have not been submitted to the Planning Commission. Amendments to the Planning Code require approval by the Planning Commission prior to the Board of Supervisors taking any action. Therefore, the Department suggests a continuance of this proposed ordinance.

2. Mr. Passmore advised that the Department of City Planning has not, as yet, made any definitive determinations regarding the potential fiscal impact on the Planning Department of this proposed legislation.

Recommendation:

In order to allow for appropriate consideration by the City Planning Commission of the proposed Planning Code amendments, the Planning Department requests that this ordinance be continued to the call of the Chair.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
Carol Wilkins
Stacy Becker
Ted Lakey

BOARD OF SUPERVISORS
BUDGET ANALYST

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CALENDAR
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS DEPT.

MAR 28 1990

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THURSDAY, MARCH 22, 1990 - 10:00 A.M.

ROOM 228, CITY HALL

PRESENT: SUPERVISORS GONZALEZ AND KENNEDY

ABSENT: SUPERVISOR WARD

CLERK: GAIL JOHNSON

CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:

- (a) File 18-90-1. Hearing to consider installation of Stop sign at Naples and Avalon Streets. (Supervisors Gonzalez, Kennedy)
(Continued from 2/27/90)

(ISCOTT minutes of 1/25/90 recommend Stop Signs stopping Naples Street traffic at Avalon Avenue, making this an all-way Stop).

- (b) File 18-90-3. [Stop Intersection] Consideration of establishment of Stop intersections, various streets. (Department of Public Works)

(Stop Signs - Establish
Fifteenth Street and Harrison Street [north and south intersections], northeast and southwest corners, stopping Fifteenth Street traffic.

Reposa Way and Marietta Drive, southwest corner, stopping Reposa Way traffic.

Capitol Avenue and DeMontfort Avenue, southeast and northwest corners, stopping Capitol Avenue traffic.

Holloway Avenue and Vernon Street, all corners [makes this an all-way STOP].

Josiah Avenue, Montana Street, Summit Street, all corners [makes this an all way STOP].

Margaret Avenue and Summit Streets, northwest corner, stopping Margaret Avenue traffic.

Montana Street and Orizaba Avenue, northeast corner, stopping Montana Street traffic.

Stanley Street, Sadowa Street, and Orizaba Avenue, northeast and southwest corners, stopping Stanley Street and Sadowa Street traffic.

Ortega Street and Eleventh Avenue, northeast and southwest corners, stopping Ortega Street traffic.

Twin Peaks Boulevard and Clarendon Avenue, southeast corner, stopping northbound Twin Peaks Boulevard traffic.)

- (c) File 18-90-6. Hearing to consider installation of all-way Stop sign at Precita and Shotwell Streets and one-way Stop sign at Coso and Precita Streets. (Supervisor Kennedy)

(DPW recommends All-way Stop at Precita and Shotwell Streets and one way Stop at Coso and Precita Streets.)

- (d) File 19-90-1. [Parking Regulations] Consideration of establishment of Motorcycle Parking stalls, Second Street, west side, from 20 to 68 feet south of Townsend Street (48-foot zone). (Department of Public Works)

- (e) File 20-90-2. [Traffic Regulations] Consideration of establishment of various traffic regulations. (Department of Public Works)

(One Way Street - Establish

Wheat Street, from Paul Avenue to Bayshore Boulevard, one way southbound.

Tow Away No Stopping Any Time - Establish

Masonic Avenue, east side, from Euclid Avenue to 150 feet north [150-foot zone].

Montgomery Street, east side, from Washington Street to Clay Street.

Stockton Street, west side, from O'Farrell Street to Ellis Street.

Stockton Street, east side from Ellis Street to O'Farrell Street.

Cyril Magnin Street, east side, from Eddy Street to 90 feet southerly [90-foot zone]. [This item replaces a Towaway No Stopping Anytime regulation recommended on Order No. 152,984.]

ACTION: Consent calendar recommended.

- (a) File 18-90-1. Hearing held. Resolution prepared in and reported out of Committee entitled: "Designating Stop intersection at Naples Street and Avalon Avenue, southeast and northwest corners." Recommended.
- (b) File 18-90-3. Hearing held. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Designating certain intersections as Stop intersections." Recommended.
- (c) File 18-90-6. Hearing held. Resolution prepared in and reported out of Committee entitled: "Designating certain intersections as Stop intersections." Recommended.
- (d) File 19-90-1. Hearing held. DPW recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Enacting parking regulation on Second Street." Recommended.
- (e) File 20-90-2. Hearing held. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulations, various streets." Recommended.

REGULAR CALENDAR

(Note: It is the intention of the Chair to entertain a motion to Continue File 97-89-48 to the Call of the Chair.)

2. File 97-89-48. [Social-Economic Impact Report] Ordinance amending the San Francisco Administrative Code by adding Chapter 31A thereto, requiring the preparation of a report on the social and economic effects of major development proposals and changes in Land Use regulations. (Supervisor Ward)
(Continued from 2/27/90)

ACTION: Continued to Call of the Chair (at the request of sponsor).

3. File 177-90-1. Hearing to consider progress of Yerba Buena Center and Moscone Center expansion developments. (Supervisor Gonzalez)

ACTION: Hearing held. Continued to Call of the Chair.

4. File 178-90-1. Hearing to consider allegations by various security officers of discriminatory practices at the Fine Arts Museum. (Supervisor Kennedy)

ACTION: Hearing held. Continued to Call of the Chair.

5. File 271-89-1. Hearing to consider proposed youth project (to house 20 youths) at 899 Guerrero Street. (Supervisor Kennedy)

ACTION: Hearing held. Continued to April 12, 1990 meeting.

6. File 161-90-3. [Bernal Heights Survey Area] Resolution adopting the Bernal Heights East and South Slope Revitalization Feasibility Report and requesting that the City Planning Commission select a project area and formulate a preliminary plan for the Bernal Heights East and South Slope Survey Area. (Supervisor Walker)

ACTION: Hearing held. Amended. (See File for details.)
Continued to April 12, 1990 meeting. New title:
"Adopting the Bernal Heights East and South Slope Revitalization Feasibility Report, subject to certain conditions, and requesting that the City Planning Commission select a project area and formulate a preliminary plan for the Bernal Heights East and South Slope Survey Area."

7. File 115-90-4. [Neighborhood Commercial District - Permitted Uses] Ordinance amending City Planning Code by amending Section 179 to extend the deadline to file applications for use permits to comply with applicable code requirements. (Supervisor Maher)

ACTION: Continued to Call of the Chair.

CITY AND COUNTY



OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 MARKET STREET, SUITE 1025

SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-7642

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APR 12 1990

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April 10, 1990

TO: Economic and Social Policy Committee
FROM: Budget Analyst
SUBJECT: April 12, 1990 Economic and Social Policy Committee Meeting

Item 2 - File 271-89-1

Note: This item was continued at the March 22, 1990 Economic and Social Policy Committee Meeting.

1. This item is a hearing to consider a proposed youth project to house 20 youths at 899 Guerrero Street.

2. On December 5, 1989, the City's Zoning Administrator, under Section 305 of the City's Planning Code, granted a variance to Catholic Charities to establish a group housing program at a facility (previously a nursing home), located at 899 Guerrero Street. Catholic Charities required a variance because the facility did not have sufficient off-street parking to meet zoning requirements for a group housing program. Catholic Charities is proposing to provide temporary housing accommodations and support services for up to 20 homeless youths (ages 18 to 21). The client population would consist of youths who are runaways and/or youths who have suffered abuse, neglect or abandonment by their parents. Catholic Charities anticipates the program will be operational by June 1, 1990.

3. On January 10, 1990, a hearing was held by the Board of Permit Appeals in response to an appeal by concerned residents of the neighborhood surrounding 899 Guerrero Street. The Board of Permit Appeals found that the Zoning Administrator committed no errors in his decision to grant a variance to Catholic Charities in connection with the establishment of a group housing program at 899 Guerrero Street. On January 31, 1990, based upon the findings of the hearing, the Board of Permit Appeals upheld the decision of the Zoning Administrator and denied a

Memo to Economic and Social Policy Committee
 April 12, 1990 Economic and Social Policy Committee Meeting

request for a rehearing on the subject property. At the same time, the Board of Permit Appeals also upheld the zoning administrators determination that the proposal is a group housing use pursuant to Section 209.2(A)

4. The total annual budget projection for the Catholic Charities' group housing program is \$255,640. Of the \$255,640, \$100,000 would come from the City's General Fund (Department of Social Services), \$118,560 would come from HUD, and \$37,080 would come from private funds.

5. Ms. Carla Javits of the Department of Social Services reports that \$50,000 (one-half of the City's share of the annual budget) was budgeted in DSS's 1989-90 budget for the Catholic Charities group housing program. Ms. Javits advises that the Department intends to include \$100,000 in funding for this program in its 1990-91 Departmental budget request.

6. The Catholic Charities projected budget for the group housing program at 899 Guerrero Street is as follows:

<u>Personnel</u>			
Program Coordinator	(1.0 FTE)	\$27,000	
Clinical Supervisor	(.5 FTE)	13,000	
Voc./Ed. Counselor	(.5 FTE)	12,000	
Residential Counselors	(6.0 FTE)	102,000	
Fringe Benefits	-	<u>27,720</u>	
Subtotal Personnel	8.0 FTE		\$181,720
<u>Operating Expenses</u>			
House Supplies		\$3,000	
Pest Control		800	
Insurance		2,000	
Minor Repairs		5,000	
Utilities		12,010	
Telephone		3,200	
Kitchenware		100	
Linens		500	
Furnishings		2,000	
Food		15,000	
Client Travel		5,000	
Staff Training		2,000	
Staff Mileage		2,500	
Office Supplies		2,400	
Postage and Shipping		1,500	
Printing		2,500	
Equipment Maintenance		<u>2,000</u>	
Subtotal Operating Expense			61,510
<u>Administrative Overhead</u>			<u>12,410</u>
Total			\$255,640

BOARD OF SUPERVISORS
BUDGET ANALYST

Item 4 - File 161-90-3

Note: This item was continued from the March 22, 1990 Economic and Social Policy Committee meeting.

Department: Redevelopment Agency
City Planning Department

Item: The proposed resolution would adopt the Bernal Heights East and South Slope Revitalization Feasibility Report and request that the City Planning Commission select a project area from the Report and formulate a preliminary plan for the Bernal Heights East and South Slope Survey Area.

Description: In November of 1988, the Board of Supervisors approved a resolution (File 346-88-2) which designated the Bernal Heights East and South Slope as a Survey Area for the purpose of determining the feasibility of creating a redevelopment project within that area that could include, among other elements, infrastructure improvements and the creation of additional housing. The Survey Area is composed of three non-contiguous sub-areas:

- (1) Brewster/Joy;
- (2) Banks/Chapman;
- (3) Bradford/Jarboe.

Attached is a map of the Survey Area which identifies each of the three sub-areas.

In developing its Feasibility Report, the Redevelopment Agency considered a number of elements in its study including soils analysis and testing, assessment of infrastructure needs, traffic circulation, open space and recreation, alternatives for building additional housing and the desirability of creating affordable housing.

The Report calculated preliminary overall infrastructure cost estimates for each of the three sub-areas. These estimates, which include costs for design, field inspection, administration and contingencies, are subject to revision pending final detailed engineering design for street, water and sewer improvements. The estimated cost for the three sub-areas are as follows:

BOARD OF SUPERVISORS
BUDGET ANALYST

<u>Sub-Area</u>	<u>Amount</u>
Brewster/Joy	\$1,700,000
Banks/Chapman	3,500,000
Bradford/Jarboe	<u>1,600,000</u>
Total	\$6,800,000

The Feasibility Report does not specify a particular funding method for the three sub-areas but does list a number of potential funding methods. These include creating a Local Assessment District, Community Development Block Grant Funds, Tax Increment Funds or funds that could be made available through the newly established San Francisco County Transportation Agency.

Comments:

1. As mentioned above, the proposed resolution would adopt the Bernal Heights East and South Slope Revitalization Report and request that the City Planning Commission select a project area and formulate a preliminary plan for that project area. According to Mr. Tom Conrad of the Redevelopment Agency, the Planning Commission can select anywhere from a part of one of the the three sub-areas to all three sub-areas for this preliminary plan. This preliminary plan would then be referred to the Redevelopment Agency to be drafted into a specific final Redevelopment plan that would need to be approved by the Redevelopment Agency Commission and the Board of Supervisors.

2. The final Redevelopment plan presented by the Redevelopment Agency for the Bernal Heights East and South Slope Survey Area would include detailed cost estimates and specify the proposed funding sources for the project. At this time, adoption of the proposed resolution by the Board of Supervisors does not commit the City to support a specific project or oblige the City to provide funds for any project in the Bernal Heights East and South Slope Survey Area.

3. Mr. George Williams of the City Planning Department states that the City Planning Department would be able to prepare the preliminary plan for the selected area in the Bernal Heights East and South Slope Survey Area utilizing about 40 to 50 hours of existing staff time.

Recommendation:

Approval of the proposed resolution is a policy matter for the Board of Supervisors.

BOARD OF SUPERVISORS
BUDGET ANALYST



**BERNAL HEIGHTS
EAST AND SOUTH SLOPE
SURVEY AREA**



KEY

- SUB-AREA 1: BREWSTER/JOY
- SUB-AREA 2: BANKS/CHAPMAN
- SUB-AREA 3: BRADFORD/JARBOE

Item 7 - File 272-90-1

1. The proposed resolution would endorse the concept of a subsurface freeway on the Embarcadero.

2. The October 17, 1989 earthquake caused sufficient damage to the Embarcadero Freeway to require its closure for public safety reasons. Subsequently, Caltrans crews have installed shoring (bracing) which has enabled other Caltrans personnel to evaluate the status of the Embarcadero Freeway and to consider alternatives, based on that evaluation. According to Mr. Ryu Inoue, Chief of Project Development for Caltrans, Caltrans' current obligation is to repair and retrofit the Embarcadero Freeway. This would be repaired to an improved seismic safety level, which would require approximately eight months to complete at an estimated cost of up to \$32 million. The proposed funding for the repair and retrofit would include 86 percent Federal Highway Administration (FHWA) and federal emergency relief monies (approximately \$27.5 million) with the remaining 14 percent from the State's 1/4 cent Loma Prieta earthquake emergency sales tax revenues (approximately \$4.5 million).

3. In January, 1990, the Board of Supervisors approved a resolution (Resolution No. 26-90) urging the Mayor to urge the Directors of the Department of Public Works, Port Commission, Department of City Planning and Public Utilities Commission to establish a Technical Advisory Committee, in conjunction with the Mayor's Office, for the purpose of preparing and reporting to the Board of Supervisors an evaluation of replacement transportation systems and traffic routes as proposed alternatives to the Embarcadero Freeway.

4. On February 16, 1990, the State Senate Committee on Transportation held a public hearing on the subject of the Embarcadero Freeway repair or replacement. At that time, the Mayor requested that the State Senate Committee allow the City 60 days to study and determine the feasibility of various Embarcadero Freeway alternatives. The Mayor's Office through the City's Waterfront Transportation Project Technical Advisory Committee (TAC) has reviewed various Embarcadero Freeway alternatives. The TAC includes representatives from the CAO's Office, Department of Public Works (DPW), Department of City Planning, Parking and Traffic Commission, Port, Redevelopment Agency and the Public Utilities Commission.

5. Based on the results of this review, the Mayor is proposing that a subsurface freeway on the Embarcadero replace the existing two-level freeway. As stated in the proposed resolution, this plan includes the following:

- Removing the current two-level structure from Spear Street to Broadway, and providing ramps descending between Howard and Mission Streets along the Embarcadero.

- Constructing three submerged lanes of traffic in each direction along the Embarcadero between Mission and Washington Streets.

BOARD OF SUPERVISORS
BUDGET ANALYST

- Providing two lanes of northbound traffic with exits to street level on Washington Street, one block from where the existing freeway ramps now end.

- Providing two more lanes of northbound traffic below street level, gradually sloping up to grade near Fisherman's Wharf.

- The proposal would require four to six years to complete.

- During the construction period, DPW would implement a routing plan to minimize traffic delays by creating express streets, removing medians from certain streets and resetting signal lights to move north-south traffic more quickly.

- Developing a marketing component to promote neighborhoods in the northeast sector of the City that are impacted (e.g., directional signs to Northbeach, Chinatown and Fisherman's Wharf from freeway off ramps).

- The plan is contingent on the City securing federal funding for 86 percent of the project and securing all necessary environmental approvals.

6. The proposed resolution would endorse the specific concept, as outlined above, for a subsurface freeway on the Embarcadero.

Comments

1. According to Ms. Peg Devine, the Project Manager of the TAC, the proposed project is estimated to take from five to seven years to complete, depending on the length of time required to obtain the environmental and Federal Highway Administration (FHWA) approvals for funding. Two schedule scenarios have been developed, an optimistic scenario, assuming it takes approximately 18 months to secure the necessary approvals and a pessimistic scenario, assuming it takes approximately 36 months to secure the necessary approvals. The following schedule reflects the estimated amount of time required to complete this project, depending upon either optimistic or pessimistic projections:

	<u>Optimistic</u>	<u>Pessimistic</u>
Begin Demolition of Freeway	Fall, 1991	Summer, 1993
Muni Metro Turnback Construction Begins	Fall, 1992	Winter, 1993
Freeway Access/Subsurface Roadway Available	Fall, 1994	Summer, 1996
Muni Metro Turnback Project Complete	Fall, 1994	Summer, 1996
Landscaping, Ferry Bldg Imprvmnts Complete	Summer, 1995	Winter, 1997

2. Mr. Scott Shoaf, of the Department of Public Works reports that his office conducted various traffic studies on the proposed subsurface freeway project in comparison with the Embarcadero Freeway as it existed prior to the October 17, 1989 earthquake. Based on an analysis of the traffic capacity, the proposed project would provide approximately 86 percent of the prior capacity. An analysis of

queueing of traffic identified approximately one-half less stacking space on the proposed subsurface freeway project as compared with the existing Embarcadero Freeway. Based on an analysis of the traffic during the proposed subsurface freeway construction period, it would be necessary to keep one lane of traffic open on the Embarcadero in each direction throughout the construction period, and one additional lane open during the peak periods (northbound during the AM peak and southbound during the PM peak). During the construction period, alternate streets would be designated as one-way to improve the flow of traffic and approximately 12 intersections could be signalized to control pedestrian flows with the traffic.

3. According to Mr. Larry Florin of the Mayor's Office, the total proposed project is estimated to cost approximately \$120 million. A breakdown of the \$120 million is as follows:

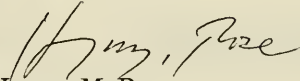
Construction	\$77 million
Arch/Engineer and Administration	12 million
Inflation Adjustment	18 million
Contingency	<u>13 million</u>
Total	\$120 million

Mr. Florin reports that 86 percent of the estimated \$120 million cost, or approximately \$103 million are anticipated to be federal funds. The Embarcadero Roadway is part of the Federal Aid Urban Roadway System and the federal funds would be FHWA monies previously allocated to the Embarcadero Project as well as FHWA funds available for disaster relief. According to Ms. Devine, if sufficient funds are available, the remaining 14 percent, or approximately \$17 million could be funded from the State's 1/4 cent Loma Prieta earthquake emergency sales tax revenues or, although not currently identified as a project to receive these funds, could be funded from the 1/2 cent transportation sales tax revenues recently approved in San Francisco. To date, formal commitments of these funds has not been made. Representatives from the Mayor's Office will attend the April 12, 1990 Economic and Social Policy Committee meeting to provide a more detailed report on the source and amounts of funding.

4. Ms. Rebecca Kohlstrand of the Department of City Planning reports that the City Planning Commission recently agreed to send a letter to the Board of Supervisors endorsing the Mayor's proposal for the subsurface freeway on the Embarcadero. However, the Commission was concerned about the economic impacts on the neighboring business communities and has requested that provisions be made for providing an economic assistance program to the impacted businesses in Chinatown, North Beach and Fisherman's Wharf. Although no specific details, funding sources or amounts of economic assistance were identified, the Mayor's Office is currently working on potential economic assistance programs.

Recommendation

The proposed resolution to endorse the concept of a subsurface freeway on the Embarcadero is a policy issue for the Board of Supervisors.


Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

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Actions
Taken

C A L E N D A R
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

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APR 18 1990
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THURSDAY, APRIL 12, 1990 - 10:00 A.M.

LEGISLATIVE CHAMBER
2ND FLOOR, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

ABSENT: SUPERVISOR GONZALEZ - ITEMS 1 and 3 - 6

CLERK: GAIL JOHNSON

CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:

- (a) File 15-90-1. [Taxi Zone] Consideration of establishment of taxi zone at 15 Fourth Street, east side, from 6 feet to 87 feet north of Stevenson Street (81-foot zone, replacing parking meters 9, 11, 13 and 15). (Department of Public Works)
- (b) File 18-90-7. [Stop Intersections] Consideration of establishment of Stop intersections, various streets. (Department of Public Works)

Stop Signs - Establish

Funston Avenue, Rockridge Drive, Cragmont Avenue and Twelfth Avenue, north/central corner at Twelfth Avenue, southeast corner, and northwest corner at Funston Avenue, stopping Twelfth Avenue and Funston Avenue traffic.

Twenty-Fifth Street and Rhode Island Street, northeast and southwest corners, stopping Twenty-Fifth Street traffic.

Concord Street and Morse Street, southeast, southwest and northwest corners, stopping Concord Street and Morse Street traffic (makes this an all-way STOP).

- (c) File 19-90-2. [Parking Regulations] Consideration of revocation and extension of parking regulations, various streets. (Department of Public Works)

No Parking Anytime - Rescind

Harrison Street, west side, between Seventeenth and Eighteenth Streets.

Parking Meter Area "3", 1-Hour Parking, Monday - Saturday, 9:00 a.m. to 6:00 p.m. - Extend

Russia Street, both sides, between London Street and Mission Street.

- (d) File 20-90-4. [Traffic Regulations] Consideration of establishment of traffic regulations, various locations. (Department of Public Works)

Bicycle Lanes - Establish

Marina Boulevard, between Lyon Street and Webster Street - both directions.

Tow-Away No Stopping Anytime - Establish

Marina Boulevard, north side, between Lyon Street and Webster Street.

ACTION: Consent calendar recommended.

- (a) File 15-90-1. Hearing held. DPW recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Establishing location of taxi stand at 15 Fourth Street." Recommended.
- (b) File 18-90-7. Hearing held. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Designating certain Intersections as Stop intersections." Recommended.
- (c) File 19-90-2. Hearing held. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting parking regulations, various streets." Recommended.
- (d) File 20-90-4. Hearing held. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulations, various streets." Recommended.

REGULAR CALENDAR

2. File 271-89-1. Hearing to consider proposed youth project (to house 20 youths) at 899 Guerrero Street. (Supervisor Kennedy)
(Continued from 3/22/90)

ACTION: Hearing held. Filed.

3. File 90-89-7. [Landmarks] Ordinance designating the Spreckels Mansion at 2080 Washington Street as a landmark pursuant to Article 10 of the City Planning Code. (Department of City Planning)
(Continued from 2/27/90)

ACTION: Hearing held. Continued to Call of the Chair.

4. File 161-90-3. [Bernal Heights Survey Area] Resolution adopting the Bernal Heights East and South Slope Revitalization Feasibility Report, subject to certain conditions, and requesting that the City Planning Commission select a project area and formulate a preliminary plan for the Bernal Heights East and South Slope Survey Area. (Supervisor Walker)
(Continued from 3/22/90)

ACTION: Continued to Call of the Chair.

5. File 180-90-1. [Those Darn Accordions] Resolution memorializing the Mayor to proclaim and name "Those Darn Accordions!" the official musical instrument for the City and County of San Francisco. (Supervisor Kennedy)

ACTION: Amendment of the Whole adopted. Recommended as amended.

6. File 4-90-5. [Proclamation] Resolution recognizing the week of April 16th through April 20th as "Alcoholism Action Week" in the City and County. (Supervisor Maher)

ACTION: Recommended. (To Board as a Committee Report for consideration on April 16, 1990.)

SPECIAL ORDER - 2:00 P.M.

7. File 272-90-1. [Subsurface Embarcadero Freeway] Resolution endorsing the concept of a subsurface freeway on the Embarcadero. (Supervisor Ward presented on behalf of the Mayor)

ACTION: Hearing held. To Board Without Recommendation as a Committee Report for consideration on April 16, 1990.

CITY AND COUNTY



OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 MARKET STREET, SUITE 1025

SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-7642

April 24, 1990

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APR 25 1990

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TO: Economic and Social Policy Committee

FROM: Budget Analyst

SUBJECT: April 26, 1990 Economic and Social Policy Committee Meeting

Items 2 and 3 - File 107-90-1 and 107-89-4

Item: This item is a hearing to consider the 1990-91 Greater Avenues to Independence (GAIN) plan

Department: Department of Social Services

Description: The GAIN Program was created by Assembly Bill 2580 in 1985 to provide employment and training to all able adult recipients of AFDC benefits. Most California counties submitted their GAIN program plans to the State in September of 1987. The Federal Government provides 100 percent of the funding for the GAIN Program.

The San Francisco GAIN Program began service in November of 1988 with an initial goal of serving 1,500 clients by the end of FY 1988-89 and 3,000 clients by the end of FY 1989-90. As of July 31, 1989, the GAIN Program was serving 1,248 clients. Another 290 clients have entered the Orientation and Appraisal program. DSS now serves more than 1,500 clients.

As required by the State of California's Department of Social Services (SDSS), counties must annually review and update their currently approved county GAIN plans. Whenever the plan reflects major revisions to the County's operation of GAIN, a public hearing is required. Ms. Karen Pierce of DSS states that this hearing of the County GAIN plan by the Board of Supervisors is required, because major revisions were made to the program following passage of the Federal Job Opportunities and Basic Skills Training Program (JOBS Program), which became effective in July of 1989. The SDSS does not usually require hearings for plan revisions that are imposed to comply with statutory or regulatory changes, unless the program changes are major.

The JOBS Program requires that any family on AFDC with children three years or older must participate in the GAIN Program. The original GAIN legislation specified families with children six years or older. JOBS also requires that childcare services be given to families with children 13 years or younger, while the original GAIN legislation specified 12 years or younger. These two requirements have resulted in greater program expenditures on childcare. In addition, the JOBS Program specified target groups to whom GAIN services should be provided. These target groups are:

- Parents who are 24 years or younger and do not have a high school diploma.
- Families on AFDC whose youngest child is within two years of being ineligible for AFDC benefits.
- Families that have received AFDC continuously for 36 of the last 60 months.
- High school dropouts whose parent(s) are participating in the GAIN Program.

DSS has incorporated the above cited changes into its updated GAIN plan described below.

San Francisco's updated GAIN plan includes a review of the Program goals and objectives, participant needs assessment, child care needs assessment, labor market needs assessment, an inventory of available services/unmet service needs, and a description of how services are delivered. DSS formulated a set of goals and objectives and has revised and added to these goals and objectives for FY 1990-91 as follows:

- 1) Register an additional 1,500 AFDC recipients in the GAIN Program by June 30, 1991 for a total of 4,000 clients.

BOARD OF SUPERVISORS
BUDGET ANALYST

- 2) Provide childcare to all GAIN participants who have children under the age of 13 and need childcare services in order to participate in the Program.
- 3) Develop five unsubsidized employment opportunities per month for participants who complete GAIN Program education and training and/or are job ready.
- 4) Develop a pool of pre-employment preparation slots in appropriate job fields for 100 percent of the participants who complete training and/or are job ready but have not procured permanent employment.
- 5) Develop a public relations campaign to better inform the total community of the benefits of a successful GAIN Program and encourage private employers to "buy into" the Program.
- 6) Develop procedures to provide services to 100 additional teen parents and dropouts to meet the special needs of this group.
- 7) Evaluate the effectiveness of case management services by the incidence of conciliation and grievance procedures.

The current annual budget for the San Francisco GAIN Program is approximately \$4,679,000 and is entirely funded through federal sources. DSS estimates that the budget for FY 1990-91 will be cut by 8 percent from \$4,679,000 to \$4,304,000. Ms. Pierce advises that this reduction in funding will limit the number of clients that DSS can serve at any time. Ms. Pierce projects that the maximum number of clients that the Department will be able to serve at one time, given a funding level of \$4,304,000, is 1,500.

DSS reviewed its participant needs assessment and determined that public meetings to gather information on the needs and progress of program participants will be held quarterly and a complete survey to update the original survey will be completed by mid-1990. The proposed plan will be amended to incorporate the findings of that survey.

Based on an assessment of the level of childcare services needed for program participants and the requirements of the JOBS Program, the DSS plans to expand the level of childcare services available. Ms. Pierce reports that childcare is one of the largest budgeted expense items funded by the estimated \$4.3 million GAIN Program for 1990-91.

BOARD OF SUPERVISORS
BUDGET ANALYST

The labor market needs assessment was conducted by DSS in the Fall of 1989 and concluded that:

- San Francisco has a relatively low unemployment rate of 3.0 percent and will remain low during 1990.
- Approximately 12,000 full-time and part-time jobs will be created during the period 1989-1991.
- The largest number of new jobs will occur in services, with the leading growth industries being business and legal services and hotels. Most of the jobs will be for skilled professional, technical and managerial workers.
- Part-time jobs in retail trade, such as sales clerks and cashiers, will be created.
- There is a need for well-trained but inexperienced bakers, dental assistants, hotel desk clerks, office machine service technicians, and registered nurses.

DSS has compiled a listing of the existing vocational education and training programs that provide services to GAIN participants. In addition, DSS explored the availability of transportation services since 83 percent of AFDC recipients surveyed indicated that they would rely on public transportation to participate in the GAIN Program.

Comment:

DSS has advised that legislation accepting and adopting the updated County GAIN plan would need to be proposed and approved by the Board of Supervisors. Ms Gail Johnson of the Clerk's Office reports that legislation accepting and adopting the updated County GAIN plan would need to be prepared in Committee and reported out to the Board of Supervisors.

Recommendation: Prepare in and report out legislation accepting and adopting the updated County GAIN plan.

Item 4 - File 204-90-1

1. This item is a hearing to review plans, and strategies developed by the Mayor and City departments to alleviate the housing crisis and the production of housing units for low and middle income persons.

2. Information provided by the Deputy Mayor for Housing and Neighborhoods, Brad Paul, the Mayor's Office of Housing (MOH) and other City departments indicate various local efforts to alleviate the City's existing housing crisis and to provide additional lower income housing for area residents as follows:

Homeless - Mr. Paul has assembled an interagency task force of City departments to coordinate the interface of housing/shelter and support services. Meeting twice a week are the Deputy Mayors for Housing and Health, and representatives from the Planning Department, Redevelopment Agency (SFRA), Department of Social Services, Office of Community Development and the Mayor's Homeless Coordinator.

Ms. Maggie Donahue of the Mayor's Office reports that two new multi-service centers serving as facilities for the City's homeless will be opened shortly. These are:

Pierce-Arrow Building - 1001 Polk at Geary Street

225 bed shelter for adult men and women of which 25 of the beds will be for respite care.

South of Market - 695 Bryant Street at 5th Street

200 bed shelter for adult men.

Both facilities will be designed as 24-hour multi-service centers and will provide the following:

Storage space for personal possessions, fully equipped showers and bathrooms, mailboxes and telephones.

An array of counseling and case management services including mental health, substance abuse and entitlements.

Space for other agencies and non-profit organizations to provide counseling for veterans, housing referrals, job referrals and job training, legal assistance and literacy training. The City and the provider for each center will work with the Veteran's Administration and other veteran groups, the Employment Development Department, the Tenderloin Housing Clinic and other organizations to link resources and provide on-site information to homeless people using the center.

Space for a clothing bank, basic health care and haircuts.

Comprehensive Amendment to the Residential Hotel Ordinance - recently approved by the Board of Supervisors, this legislation has enhanced City efforts to minimize the adverse impact on the housing supply and on displaced low income, elderly, and disabled persons resulting from loss of residential hotel units through conversion and demolition.

Special Efforts Associated with Earthquake Recovery - MOH has assembled data on lost low income housing units in order to maximize Federal and State housing assistance which the City receives. Mr. Paul advises that his efforts and the efforts of Deputy Mayor Carol Wilkins in the lobbying for additional State assistance under the California Disaster Assistance Program (CALDAP), has increased grants and loans available to homeowners and rental property owners by \$50 million from \$25 million to \$75 million, and has provided the central argument as to how much the Federal Emergency Management Agency (FEMA) would provide to the City.

Redevelopment Plan for South of Market - On March 12, 1990, the Board of Supervisors designated a Redevelopment Survey Area as the result of severe earthquake damage which displaced an estimated 500 households and 90 businesses in the South of Market area. On April 26, 1990 the Planning Commission will act on a Redevelopment Project Area which would be identical to the survey area approved by the Board of Supervisors (see Attachment 1). Proposed redevelopment activities would be limited to only those properties damaged by the earthquake. The SFRA would pursue the rehabilitation and development of new affordable housing using its Low and Moderate Income Housing Fund.

The SFRA would work with existing property owners of damaged property and provide them with the opportunity to develop these sites for housing. If property owners do not cooperate, the SFRA may acquire sites by eminent domain if damaged buildings need to be demolished or if sites with severely damaged buildings are unsafe for habitation. As one option, the SFRA would facilitate acquisition of acquired property by local non-profit development corporations to ensure that developed housing remains affordable.

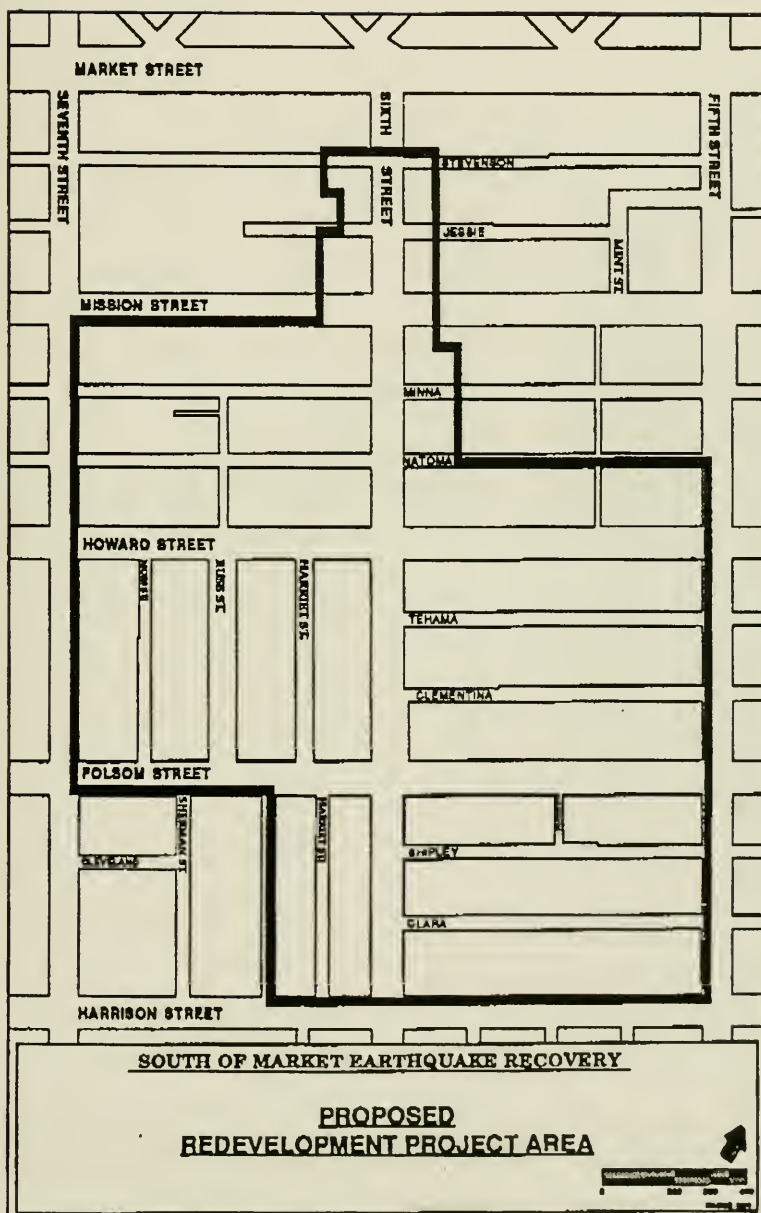
Ten Million Dollar Tax Increment Housing Program - The Mayor's Office of Housing (MOH) and the SFRA jointly administer a new program to distribute \$10 million in SFRA-issued tax increment bonds for housing acquisition, rehabilitation and new construction. As indicated in the attached summary (Attachment 2) from the SFRA, a total of approximately \$7.4 million has been distributed to date which is intended to provide 1,351 units of subsidized housing units.

Housing Affordability Fund - In 1985 the Board of Supervisors established from the General Fund a \$10 million Housing Affordability Fund in order to expand the City's supply of subsidized housing. MOH has obligated \$4,470,000 to three projects as follows:

2145 Capp Street (OBECA)	\$1,000,000	
Plaza West Public Housing	2,900,000	
Artspace Development Corporation	<u>570,000</u>	
		\$4,470,000
Fund Balance for Other Projects		<u>5,530,000</u>
Total Housing Affordability Fund		\$10,000,000

Nonprofit Performing Arts Loan Program - MOH administers funds to a Revolving Loan Program for nonprofit performing arts organizations to rehabilitate and acquire housing facilities. During the past year, the Fund has grown to over \$500,000. According to MOH, no new loans have been made because the Controller's Internal Audits Division has recommended changes to the program procedures and regulations which must be implemented before new loans are to be made. Because of other pressing duties such as work necessitated by the recent earthquake, MOH has not had time to submit related legislation to the Board of Supervisors which would implement the Controller's recommended changes. Such legislation is expected to be submitted in the near future.

Current Related Planned City Housing Programs - Major programs identified by MOH to produce substantial numbers of subsidized housing include Parkview Commons (Poly High Site) home ownership project, the International Hotel replacement housing project, the UDAG Hotels non-profit restructuring, the Whitehall project (Turk Street YMCA site) and the Mission-Capp apartment project. Mr. Joe La Torre, MOH Deputy Director advised the Budget Analyst that progress reports on these major projects would be provided to the Economic & Social Policy Committee directly as part of their presentation on this item.



SUMMARY OF EXPENDITURES FOR
\$10 MILLION CITYWIDE TAX INCREMENT HOUSING PROGRAM
FY1989-1990

Date: 18-Apr-90

PROGRAM	REHAB FUNDS	NUMBER OF REHAB UNITS	NEW CONSTRUCTION FUNDS	NUMBER OF NEW UNITS	TOTAL FUNDS EXPENDED	TOTAL UNITS FUNDED
Predevelopment Loans	\$315,000	602	\$361,000	381	\$676,000	983
Rental Acquisition and Rehabilitation	\$2,433,919	137	N.A.	N.A.	\$2,433,919	137
Rental New Construction	N.A.	N.A.	\$2,244,148	81	\$2,244,148	81
Landbanking	\$0	0	\$2,000,000	150	\$2,000,000	150
Housing For Homeless (1)	\$0	0	\$0	0	\$0	0
TOTAL	\$2,748,919	739	\$4,605,148	612	\$7,354,067	1,351

NOTE: Several applications remain in pipeline that are under review by Agency and MOH. It seems likely that the entire \$10 million tax increment available will be appropriated during this fiscal year.

(1) Application deadline was April 16. Agency and MOH are currently reviewing applications and anticipate appropriating the \$1.5 million allocated under this program.

Item 5 - File 97-89-48

Note: This item was continued from the March 22, 1990 Land Use Committee Meeting.

Department: Department of City Planning

Item: The proposed ordinance would amend the Administrative Code by adding Chapter 31A which would require the preparation of social and economic impact reports for major development proposals and for major changes in land use regulations.

Description: The proposed legislation is intended to provide relevant and useful social and economic information for the public and public officials (e.g., City Planning Commission, Board of Permit Appeals and the Board of Supervisors) who will review and make decisions on major development projects and major changes in land use regulations in the City.

As stated in the proposed ordinance, a major development project would be a project for which an Environmental Impact Report (EIR) must be prepared and socio-economic effects may be a relevant and important consideration in the decision-making process. A major change of land use regulation would be an amendment of the Planning Code that requires the preparation of an EIR and where socio-economic effects may be a relevant and important consideration in the decision making process. The proposed ordinance would not apply to major development projects or Planning Code amendments for which the EIR determination was made prior to January 1, 1990.

Applicants for development projects or changes in land use regulations would have to file a socio-economic review application with the Department of City Planning and pay applicable fees. The Department of City Planning would be responsible for determining the need for the Socio-Economic Effects Report. If no report is required, the Department would issue a Statement of No Significant Effect. The Statement of No Significant Effect would be made available for public comment and would be placed on the Planning Commission's calendar, at which time, the Planning Commission could approve or alternatively decide that a Socio-Economic Effects Report is necessary.

BOARD OF SUPERVISORS
BUDGET ANALYST

If the Department determines that a Socio-Economic Effects Report is required, the Department would be responsible for preparing the Socio-Economic Report as a separate document from the EIR. The Department would initially prepare an Issues Statement, a determination of the social and economic issues to be studied based on the Department's assessment of the likely significant and substantial impacts. The Issues Statement would then be available for public comment and be placed on the Planning Commission's calendar, a process which would allow the Department to modify the Issues Statement.

The Socio-Economic Effects Report would include both positive and negative, direct and indirect social and economic effects of the proposed project or change in land use regulation. The Socio-Economic Effects Report would be made available for public comment a minimum of ten days before the City Planning Commission hearing and the Planning Commission would be required to adopt the Socio-Economic Effects Report prior to acting on the proposed development project or land use regulation.

Comments:

1. The proposed legislation requires that the Department of City Planning prepare and publish guidelines for preparing the Socio-Economic Effects Reports. According to Mr. George Williams of the Department of City Planning, in order to prepare these guidelines, the Department would require some on-the-job experience with preparing the Socio-Economic Effects Reports. Therefore, the Department anticipates initially preparing the required reports, and as a City data base is developed and knowledge is gained in the field of socio-economic analyses, specific guidelines could be developed. Mr. Williams reports that a private consultant would need to be retained to assist in developing these guidelines, specifically to conduct a literature search, survey other cities' experiences, and evaluate specific methodologies for assessing social and economic impacts.

2. The proposed legislation would become effective upon the appropriation of funds to the Department of City Planning to perform these responsibilities. However, the proposed ordinance specifically states that the proposed Chapter 31A would be automatically repealed, and deleted from the Code, if in any fiscal year appropriations are not provided to the Department for the staff positions designated or created for the purpose of carrying out these provisions. Based on discussions with the Budget Analyst's Office, Ms. Melba Yee of the City Attorney's Office states that the intent of this provision is to ensure that the City provides funding to support this new activity. However, the current language does not specify who would determine the amount of staff positions and appropriations that are necessary to perform these provisions. The Budget Analyst recommends that this language be amended to clarify that the appropriation of funds to carry out these provisions is to be based on the final approval by the Board of Supervisors.

3. The Department of City Planning has prepared a one year budget to provide additional staff, consultants and related materials, supplies, furniture and computer equipment. As shown in the attachment, the Department estimates a total annual cost of \$314,502, in fiscal year 1990-91 to implement the proposed legislation. This would include the hiring of four additional professional planning staff, one full-time clerical position and \$50,000 for consultant assistance. Mr. Williams reports that the \$314,502 annual amount is an estimate of what would initially be needed to implement the proposed legislation. Based on discussions with the Budget Analyst, Mr. Williams states that if the proposed legislation is adopted, the Department would reexamine the staffing and level of effort needed to provide the Socio-Economic Reports after one year. Any appropriation of funds for implementing the proposed legislation would require separate approval by the Board of Supervisors.

4. According to Mr. Williams, the Department of City Planning currently focuses only on land use, zoning, environmental, transportation and other physical planning aspects of the City. As a result, the Department does not currently have any staff that are specialized in urban economics or urban sociology and there are not sufficient planning staff available to assist in the preparation of Socio-Economic Reports according to Mr. Williams.

5. The proposed legislation also states that applicants will pay applicable fees as prescribed in Article 3.5 of the City Planning Code. According to Mr. Williams, no fees have yet been established for the preparation of these Socio-Economic Reports. Mr. Williams states however, that fees would be established once it is determined the extent of the effort required to prepare these reports. All fees generated by the Department of City Planning are deposited into the General Fund. Because the fees have not yet been established, no estimate of the amount of revenues that could be generated from these fees is available. The establishment of such fees is subject to approval of the Board of Supervisors.

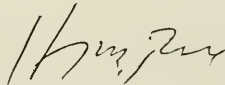
6. According to Ms. Barbara Sahm, the Environmental Review Officer for the Department of City Planning, the Department currently has approximately 20-25 EIRs being prepared. These include EIRs for both public and private developments. As discussed in the proposed legislation, the preparation of an EIR would trigger the preparation of a Socio-Economic Report. Therefore, it is reasonable to anticipate that, if the proposed legislation is adopted, approximately 20-25 Socio-Economic Reports would be ongoing at any one time.

7. The current legislation exempts development projects or Planning Code amendments for which the determination that an environmental impact report must be prepared was made prior to January 1, 1990. Depending on the effective date of the legislation, the January 1, 1990 date could be amended. According to Mr. Williams, the January 1, 1990 date assumes an implementation of the proposed legislation during the Spring of 1990.

Recommendation:

The proposed ordinance is a policy matter for the Board of Supervisors.

If the Board approves the proposed ordinance, amend Section 31A.8 to add language specifying that the appropriations necessary to implement these provisions would be subject to the approval of the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

Appendix A

ONE YEAR BUDGET FOR PREPARING SOCIO-ECONOMIC EFFECTS REPORTS

1 Urban Economist 9746 (Staff Asst. VII)	\$ 59,098.00
1 Urban Sociologist 9744 (Staff Asst. VI)	51,298.00
1 Planner III (Step 3)	43,483.00
1 Planner II 5278 (Step 1)	34,736.00
1 Secretary 1426 (Step 2)	<u>22,308.00</u>
	210,923.00
5% for Salary Standardization	10,546.00
2.5% for Step Increase	<u>5,273.00</u>
	226,742.00
Fringe at 10.5%	23,808.00
Consultants	50,000.00
Telephones	1,680.00
Materials and Supplies	2,500.00
Furniture	4,552.00
Computer	<u>5,220.00</u>
	\$314,502.00

GAW/PAL:163

rfp

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4/26/90

CALENDAR - [ACTION TAKEN]
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS DEPT.
MAY 1 1990
SAN FRANCISCO
CALIFORNIA

THURSDAY, APRIL 26, 1990 - 10:00 A.M.

ROOM 228, CITY HALL

PRESENT: SUPERVISORS WARD AND GONZALEZ

ABSENT: SUPERVISOR KENNEDY

CLERK: GAIL JOHNSON

CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:

- (a) File 15-90-2. [Taxi Zone] Consideration of revocation of taxi zone at Larkin Street, west side, from 12 feet to 34 feet north of North Point Street (22-foot zone).
(Department of Public Works)
- (b) File 18-90-8. [Stop Intersections] Consideration of establishment of Stop intersections, various streets.
(Department of Public Works)

Stop Signs - Establish

Springfield Drive and Ocean Avenue, northwest and southeast corners, stopping Springfield Drive traffic.

Ecker and Jessie Streets, northwest and southeast corners, stopping Ecker Street traffic.

Natoma and Second Streets, southwest corner, stopping eastbound one-way Natoma Street traffic.

Moultrie Street and Ogden Avenue, northwest and southeast corners, stopping Moultrie Street traffic.

Florida and Mariposa Streets, northwest and southeast corners, stopping Florida Street traffic.

Woolsey Street and San Bruno Avenue, northeast and southwest corners, stopping Woolsey Street traffic.

Rickard Street and San Bruno Avenue, southwest corner, stopping Rickard Street traffic.

Italy Avenue and Lisbon Street, northeast and southwest corners, stopping Italy Avenue traffic.

Kirkwood Avenue and Newhall Street, all corners, making this an all-way STOP.

Lagunitas Drive and Ocean Avenue, northwest corner, stopping Lagunitas Drive traffic.

Niagara Avenue and Tara Street, northwest and southeast corners, stopping Niagara Avenue traffic.

Larkin Street and Green Street, northwest and southeast corners, stopping Larkin Street traffic (makes this an all-way STOP).

- (c) File 20-90-5. [Traffic Regulations] Consideration of establishment and revocation of traffic regulations, various streets. (Department of Public Works)

No U Turn - Establish

Brotherhood Way, eastbound, at median opening approximately 860 feet west of Thomas More Way.

Tow-Away, No Stopping Anytime - Establish

Nineteenth Avenue, west side, from Junipero Serra Boulevard to approximately 600 feet north (600-foot zone).
Junipero Serra Boulevard, west side, from Nineteenth Avenue to Brotherhood Way.

Tow-Away, No Stopping 7:00 a.m. to 6:00 p.m. - Revoke

California St., south side, from Grant Ave. to Kearny St.

- (d) File 19-90-3. [Parking Regulations] Consideration of establishment of parking regulations, Fifteenth Street, south side, from Folsom Street to 108 feet east (108-foot zone),
Tow-Away, No Parking, Wednesday, 6:00 a.m. to 12:00 noon.
(Department of Public Works)

ACTION: Items (a) and (c) removed from Consent Calendar.
Remainder of the Consent Calendar recommended.

- (a) File 15-90-2. Hearing held. DPW recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Rescinding location of taxicab stand on Larkin Street." Recommended.
- (b) File 18-90-8. Hearing held. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Designating certain intersections as Stop intersections." Recommended.
- (c) File 20-90-5. Hearing held. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting and rescinding traffic regulations, various streets." Recommended.
- (d) File 19-90-3. Hearing held. DPW recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Enacting parking regulation on Fifteenth Street." Recommended.

REGULAR CALENDAR

2. File 107-90-1. Hearing to consider 1990-91 Greater Avenues to Independence (GAIN) plan. (Supervisor Kennedy)

ACTION: Recessed to April 30, 1990, at 10:00 a.m.

3. File 107-89-4. Hearing to consider San Francisco Greater Avenues to Independence (GAIN) Plan program administered by the Department of Social Services. (Supervisor Kennedy)

ACTION: Recessed to April 30, 1990, at 10:00 a.m.

4. File 204-90-1. Hearing to consider plans and strategies developed by the Mayor and City departments to alleviate the housing crisis and the production of housing units for low and middle income persons. (Supervisor Gonzalez)

ACTION: Hearing held. Continued to May 10, 1990, meeting.

5. File 97-89-48. [Socio-Economic Impact Report] Ordinance amending the San Francisco Administrative Code by adding Chapter 31A thereto, requiring preparation of a report on the social and economic effects of major development proposals and changes in land use regulations. (Supervisor Ward)

ACTION: Hearing held. Continued to Call of the Chair at author's request.

6. File 13-90-8. [Immigration Reform and Control Act of 1986] Resolution urging the United States Congress to repeal the employer sanctions provisions of the Immigration Reform and Control Act of 1986 (IRCA). (Supervisors Britt, Gonzalez and Walker)

ACTION: Hearing held. Recommended.

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CALENDAR - [ACTIONS TAKEN]
RECESSED MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

MONDAY, APRIL 30, 1990 - 10:00 A.M. ROOM 228, CITY HALL

PRESENT: SUPERVISORS GONZALEZ AND KENNEDY

ABSENT: SUPERVISOR WARD

CLERK: GAIL JOHNSON

1. File 107-90-1. Hearing to consider 1990-91 Greater Avenues to Independence (GAIN) plan. (Supervisor Kennedy)

(Continued from 4/26/90)

ACTION: Hearing held. Resolution prepared in and reported out of Committee entitled: "Approving and authorizing submission of the 1990-91 Annual Update of the San Francisco Plan for Greater Avenues for Independence (GAIN) Program to the State Department of Social Services." Recommended as amended.

2. File 107-89-4. Hearing to consider San Francisco Greater Avenues to Independence (GAIN) Plan program administered by the Department of Social Services. (Supervisor Kennedy)

(Continued from 4/26/90)

ACTION: Hearing held. Continued to Call of the Chair.

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CALENDAR
SPECIAL MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

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APR 26 1990

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MONDAY, APRIL 30, 1990 - 1:30 P.M.

ROOM 228, CITY HALL

MEMBERS: SUPERVISORS WARD, GONZALEZ, KENNEDY

CLERK: GAIL JOHNSON

1. File 90-89-7. [Landmarks] Ordinance designating the Spreckels Mansion at 2080 Washington Street as a landmark pursuant to Article 10 of the City Planning Code.
(Department of City Planning)

(Continued from April 12, 1990)

(Public testimony on this item is closed. This matter is calendared for Committee discussion only. The Chair may entertain a motion to send this item to the Full Board as a Committee Report, to be heard at the April 30, 1990, meeting of the Board of Supervisors.)

ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
ROOM 235 CITY HALL
SAN FRANCISCO, CALIFORNIA 94102

IMPORTANT
HEARING NOTICE

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BOARD of SUPERVISORS



City Hall
San Francisco 94102
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May 3, 1990

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NOTICE OF CANCELLED MEETING
ECONOMIC & SOCIAL POLICY COMMITTEE

NOTICE IS HEREBY GIVEN that the regularly scheduled meeting of the Economic & Social Policy Committee for Thursday, May 10, 1990, at 10:00 a.m., has been cancelled.

The next regular meeting of the Economic & Social Policy Committee will be held on Thursday, May 24, 1990, at 10:00 a.m., in Room 228, City Hall.

A handwritten signature in dark ink, appearing to read "John L. Taylor".

John L. Taylor

Clerk of the Board

POSTED: MAY 3, 1990

ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
ROOM 235 CITY HALL
SAN FRANCISCO, CALIFORNIA 94102

IMPORTANT
HEARING NOTICE

CITY AND COUNTY



OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 MARKET STREET, SUITE 1025

SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-7642

May 17, 1990

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MAY 23 1990

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TO: Economic and Social Policy Committee

FROM: Budget Analyst

SUBJECT: May 21, 1990 Economic and Social Policy Committee Meeting

Item 1 -File 40-90-1

1. The proposed ordinance would establish a temporary moratorium on additional residential parking permit area designations and expansions, through August 31, 1990, in order to allow the City and County to evaluate the City's Residential Permit Parking Program. During the term of this temporary moratorium no requests for additional Residential Parking Permit Area designations and expansions, other than those which have already been scheduled for future hearing or consideration before the Board of Supervisors, shall be considered or approved by the Board of Supervisors.

2. The Residential Permit Parking Program was established in 1976 by Ordinance and its provisions can be found in the San Francisco Municipal Code (Traffic Code), Article 15, Part II, Chapter XI.

3. At the present time there are twenty areas identified in the Residential Permit Parking Program as shown in the attached map. Many of the designated areas have been expanded several times to include additional areas, and many new areas have been requested and approved.

4. In September 1989, the Board of Supervisors urged the Mayor to form a Parking Task Force that could review and evaluate the current procedures used to implement the Residential Permit Parking Program, review and evaluate how the City's departments and agencies coordinate with each other, review and evaluate financial and other concerns, and provide any finding and recommendations for improving the Program or residential parking conditions in general.

5. In February of 1990 the Parking Task Force advised the Board of Supervisors that several issues associated with the City's Residential Permit Parking Program should be addressed as a City-wide concern by the new Parking and Traffic Commission, which will have jurisdiction over all the functions involved with the Program after July 1, 1990.

6. The License Division of the Tax Collector has provided information on the number of permits issued and the amount of fees collected for the issuance of residential parking permits as follows:

<u>Period</u>	<u>Number of Permits</u>	<u>Total Fees Collected</u>
1986-87	59,150	\$550,826
1987-88	70,112	795,325
1988-89	73,913	876,793
1989-90 (estimate)*	<u>84,000</u>	<u>900,000</u>
Total	287,175	\$3,122,944

* 1989-90 totals are projected to the end of the current fiscal year.

7. According to Mr. George Lum of the Municipal Court, fines of \$30 are assessed for violations of the the Residential Permit Parking Program. During the month of April 1990 a total of 14,045 citations were issued by Parking Control officers and 9,831 violators paid fines for a total collection of \$294,945. These revenues are deposited in the General Fund. Based on a projection of April fines over a twelve month period, the City would collect a total of approximately \$3.5 million in revenues from fines associated with the enforcement of the Residential Permit Parking Program.

8. During 1989-90, revenues from the permit fees (an initial fee of \$16.00 and an annual renewal fee of \$13.00) were distributed to the Tax Collector and the Department of Public Works (DPW) Bureau of Traffic Engineering to administer the Residential Permit Parking Program as follows:

Tax Collector	\$306,391
DPW Bureau of Traffic Engineering	<u>139,968</u>
Total	\$446,359

9. At the present time, the Residential Parking Permit Program is administered in three separate departments, DPW's Bureau of Traffic Engineering, the Tax Collector's Office and the Police Department. The following concerns have been identified in a consolidated report prepared by the Mayor's Office:

DPW's Bureau of Traffic Engineering - About 1.5 person-years of engineering time are spent in evaluating requests for new or expanded permit areas. This limited staffing makes it difficult to respond to requests in a timely manner. It is also currently impossible to have the staff monitor existing areas to measure the effectiveness of the regulations. With additional staff, DPW would be able to contact various neighborhood groups to solicit public concerns and opinions with regard to this Program.

Tax Collector's Office - There is a constant demand for permits and renewals and thus the Program places a considerable burden on the administrative staff. Additional staffing is needed to monitor the permit process more closely and devote more time to tracking abuses of permit parking privileges.

Police Department - The enforcement workload has been increasing considerably over the years because of the Permit Parking Program. At the present time, the Police Department has 26 Parking Control Officers available to patrol the 280 street frontage miles of permit parking in the City, with approximately one-half of them patrolling at least two permit parking areas each day. Although the hiring of additional Parking Control Officers is an ongoing process, the Police Department is currently overloaded and is unable to keep up with the increasing workload.

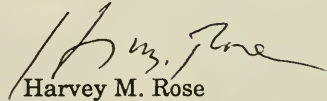
10. The conclusions of the Mayor's Report is focused on the lack of adequate staffing for evaluating permit areas, issuing permits, and effectively enforcing permit parking regulations. Although the Program has already been accepted by many residential neighborhood areas, it could gain even wider acceptance if the staffing problems were addressed, thereby allowing the City to operate and maintain the Program more effectively, according to the Mayor's Report.

Comment

It is the responsibility of the new Department of Parking and Traffic to review and develop the current status of the Residential Permit and Parking Program and to propose recommended changes to improve program structure and implementation. A temporary moratorium on additional residential parking permit areas would allow the new Department of Parking and Traffic with an opportunity to resolve existing problems and implement proposed solutions to improve the City's Residential Parking Program.

Recommendation

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

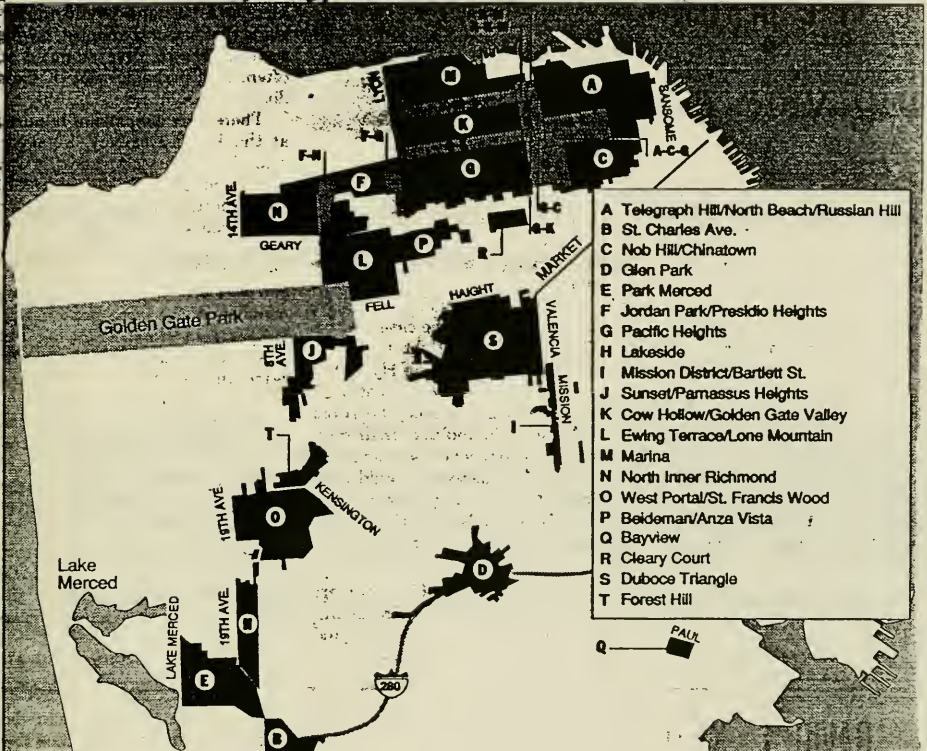

Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

SAN FRANCISCO EXAMINER

RESIDENTIAL PARKING AREAS

Areas where residential parking permits are issued



EXAMINER GRAPHICS

SF
S90,22
#3
5/21/90

Actions
Taken

CALENDAR
SPECIAL MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

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MAY 24 1990

SAN FRANCISCO
CITY AND COUNTY

MONDAY, MAY 21, 1990 - 12:00 NOON

ROOM 228, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

CLERK: GAIL JOHNSON

1. File 40-90-1. [Moratorium - Residential Parking Permit Approvals] Ordinance establishing a temporary moratorium on additional residential parking permit area designations and expansions, through August 31, 1990, in order to allow the City and County to evaluate the City's Residential Permit Parking Program. (Supervisors Gonzalez, Hsieh, Alioto, Ward)

ACTION: Recommended. (Supervisor Kennedy Dissenting)

CITY AND COUNTY



OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 MARKET STREET, SUITE 1025

SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-7642

May 22, 1990

COMMUNICATIONS SECTION

MAY 25 1990

TELETYPE UNIT

TO: Economic and Social Policy Committee

FROM: Budget Analyst

SUBJECT: May 24, 1990 Economic and Social Policy Committee Meeting

Item 3 - File 124-90-2

1. The proposed ordinance would amend Part II, Chapter XI of the San Francisco Municipal Code (Traffic Code) by adding Section 202.F to provide special parking permits for nurses employed by the City which provide nursing care to patients in the patients' homes (visiting public health and home care nurses). The proposed permits would exempt visiting public health and home care nurses from the standing (non-moving) and parking provisions of the Traffic Code while they are engaged in providing public health or home care nursing services. The nurses would still be subject to compliance with the tow-away zones, exclusive traffic lanes and truck loading zones, and would not be permitted to block access ramps for handicapped persons at the crosswalks.

2. The permits would be issued by the Chief of Police to the Director of Public Health and distributed by the Director of Public Health to public health and home care nurses. Misuse of the parking permit by a public health or home care nurse would be a misdemeanor.

Comments

1. According to Ms. Flo Stroud of the Department of Public Health (DPH), the DPH currently has approximately 75 visiting public health and home care nurses. Ms. Stroud states that the intent of the legislation is to provide special parking permits only to those visiting nurses that would be performing their work in areas where parking is particularly difficult, such as Chinatown or the Tenderloin districts. The proposed legislation does not specify that the special parking permits would be limited to parking in certain areas. Ms. Stroud estimates that approximately 50 visiting nurses serve the areas with limited parking which would require the proposed special parking permits. Ms. Stroud states that DPH administrative costs for the proposed parking permit program would be minimal, and would be absorbed within the DPH's existing budget.

2. Mr. John Kay of the Police Department states that the Police Department currently issues special parking permits only to diplomats and the press. Mr. Kay indicates that the function of issuing special parking permits will be transferred to the new Parking and Traffic Commission beginning July 1, 1990.

3. As of the writing of this report, Ms. Rina Cutler, Director of the Parking and Traffic Commission, was unavailable to comment on the proposed legislation.

Recommendation

The proposed ordinance is a policy issue for the Board of Supervisors. If the Board approves the proposed ordinance, the Board may wish to consider amending the proposed legislation to 1) direct the Parking and Traffic Commission, rather than the Chief of Police, to issue the proposed parking permits to the Director of Public Health and 2) specify the limited parking areas in which the proposed parking permits may be used.

Item 4 - File 272-90-2

Department: Department of Public Works

Item: Hearing to consider the Department of Public Works Embarcadero Freeway Replacement Routing Plan.

Description: The Department of Public Works has formulated a plan for directing traffic flow over surface streets leading to the North Beach, Chinatown, and Fisherman's Wharf neighborhoods from alternate freeway entrances and exits along Interstate 80. Freeway entrances and exits that normally empty into Chinatown and Northbeach along the Embarcadero Freeway have been closed due to structural weakening from the October, 1989 earthquake.

DPW's plan would be implemented according to a proposed timetable consisting of three phases to be completed by June 16, 1990, September 15, 1990, and October 15, 1990, respectively. Specific improvements are:

Improvements due by June 16, 1990 include:

- Placement of directional signing/routings. Directional signs would be strategically placed on routes leading to and from Chinatown, North Beach, and Fisherman's Wharf. Funds for the procurement and installation of the signs was the subject of a previous resolution approved by the Board of Supervisors on May 21, 1990 (File 270-90-11).
- Improvements to surface Embarcadero roadway. Improvements include adding an additional third northbound lane and revising the existing southbound detour to allow increased traffic flow along Mission and Stewart Streets.
- Implementation of express streets in the downtown area. In order to facilitate traffic flow through the downtown area, DPW plans to designate various street routes as express streets. Such express streets would receive additional signs with limitations on curbside parking, increases in truck loading zones and yellow zones to reduce double parking, greater enforcement of street space permit compliance at building construction sites, revision of signs to allow for increased tow-away hours, and improvements in signal timing.

BOARD OF SUPERVISORS
BUDGET ANALYST

- Design and implementation of improvements to 5th/6th Streets, Drumm Street, and Davis Street. DPW would begin design traffic flow changes that would allow 5th and 6th Streets to become one-way streets, and increase the capacity of Drumm and Davis Streets.

Improvements scheduled for completion by September 15, 1990 include:

- Installation of signs leading to and from the Franklin/Gough ramps of the Highway 101 freeway. DPW will install directional signs leading to and from the Chinatown, Northbeach, and Fisherman's Wharf areas and the Franklin and Gough ramps to the Highway 101 Freeway.
- Completion of 5th/6th Street revisions. DPW projects that the revisions to 5th and 6th Streets will be complete by September 15, 1990.

Improvements scheduled for completion by October 15, 1990 include:

- Installation of signs leading to and from the Main/Beale ramps of the Embarcadero Freeway and the Army Street ramp of the I-280 Freeway.
- Completion of the improvements to Davis and Drumm Streets. The center island on Drumm Street between California and Washington Streets would be removed and paved over and street lights relocated to accommodate an additional traffic lane. Davis Street improvements would consist of construction of roadway on the Davis Street right-of-way between Washington and Clay Streets in order to facilitate traffic flow southbound to alternate freeway entrances. This part of Davis Street is currently constructed as a pedestrian and park area. Intersections would be designed to accommodate traffic signals along Drumm and Davis Streets.

In addition, DPW plans to complete a soils study of the Embarcadero roadway by August 1, 1990. The soils study would be used to determine the feasibility of various alternatives to the Embarcadero Freeway.

DPW estimates that the total cost for all street improvements, installation of signs, and modification and installation of traffic signals is \$746,000. The total consists of:

Traffic Signs (Finance Committee File 270-90-11)	\$65,000
Traffic striping	40,000
Traffic signal modifications	25,000
Soils Study	40,000
Traffic signal installations	300,000
Drum Street improvements (consists of \$95,000 for construction, \$9,500 for contingency, and \$21,500 for design and construction management)	126,000
Davis Street Construction and ramp modifications (consists of \$113,500 for construction, \$11,350 for contingency, and \$25,150 for design and construction management)	<u>150,000</u>
Total	\$746,000

DPW has requested that funds from the Mayor's Emergency Earthquake Relief Fund be used to pay for the above sign, street, and traffic signal improvements. As of May 22, 1990, the balance in the Fund is \$3,668,991.13, which does not include the \$75,000 in expenditures approved by the Board of Supervisors at its meeting of May 21, 1990 (See File 270-90-11).

Mr. Scott Shoaf of DPW reports that a proposal to remove the upper deck of the Embarcadero Freeway in order to make use of the lower deck would negatively affect the reconstruction of Davis Street between Washington and Clay as discussed in this report, since an off-ramp from the lower deck now empties on to Washington Street. The traffic flow leading from the off-ramp would preclude using the Davis Street construction to funnel traffic southbound to alternate freeway entrances.

BOARD OF SUPERVISORS
BUDGET ANALYST

Item 9 - File 193-90-1

1. The proposed resolution would urge the Mayor to urge the Recreation and Park Commission to adopt a policy which would allow the homeless to set up tents for a limited time period between sunset and sunrise on selected Recreation and Park facilities.

2. The Recreation and Park Commission's policy, which is incorporated in Section 3.12 of the Park Code, is to prohibit the construction or maintenance of tents in any City park for use as housing accommodations or camping, except where such permission is granted by the Commission.

3. On February 1, 1990, the Parks and Planning Committee of the Recreation and Park Commission had a meeting at which the proposed legislation, which is the subject of this report, was considered. The Parks and Planning Committee voted unanimously to oppose the proposed legislation, citing the following areas of concern: (1) the damaging effect encampments have on the parks and their landscape (2) the additional burden that encampments place on Recreation and Park Department staff (i.e. maintenance staff and gardeners) and (3) complaints currently being registered by individual citizens who feel that City parks are no longer available for their use and enjoyment. The Committee expressed the opinion that the proposal to allow the homeless to set up tents for a limited time between sunrise and sunset at selected City parks, would serve to increase the severity of the problems already associated with unauthorized encampments, because there would be no way to restrict, control or administer the proposed homeless encampment program.

4. On February 15, 1990, the Recreation and Park Commission, on the recommendation of its Parks and Planning Committee, passed a resolution opposing the proposed legislation. The Commission was of the opinion that the proposal to permit homeless encampments would have a negative impact on the City's parks.

5. Mr. Ernie Prindle of the Recreation and Park Department reports that there are current unauthorized encampments, along with other loitering activities, in the City's parks. He stated that these activities have a significant adverse effect on the parks' landscape and grounds as well as the park personnel. The Department recently received Board of Supervisors approval (Files 101-89-108 and 102-89-39) for a new temporary Custodian position, at an annual salary of \$24,856, to be assigned to the Civic Center Plaza area. The Department's request for the position was based on the increase in the homeless population in the area, which had contributed to an increase of approximately 1.5 tons of litter and garbage per day in the Plaza. Mr. Prindle advises that with the exception of the new Custodian position, the Department has not identified specific costs incurred by the City in relationship to unauthorized encampments or other loitering activities in the City's parks.

Recommendation

Approval of the proposed resolution is a policy matter for the Board of Supervisors.

BOARD OF SUPERVISORS
BUDGET ANALYST

Item 10 - File 284-90-1

1. This item is a hearing to consider the City and County of San Francisco Minority/Women/Local Business Utilization Ordinance (MBE/WBE/LBE Ordinance II) Fiscal Year 1989-1990 Progress Report for the period July 1, 1989 through December 31, 1989 prepared by the Human Rights Commission. The Report provides a preliminary analysis of the first six months' performance of City departments in meeting the 3-year City-wide goals set by the MBE/WBE/LBE Ordinance II. The following is based on the Budget Analyst's review of the final draft of the Report which was issued on May 21, 1990.

2. The MBE/WBE/LBE Ordinance II, which became effective July 1, 1989, provides for a 10 percent bid preference for local economically disadvantaged MBE/WBEs in industries where the disparity between contract dollars awarded to MBE/WBEs and the available number of MBE/WBEs is determined to be statistically significant and not attributable to chance. The Ordinance further provides for City-wide goals for MBEs (by ethnic group) and WBEs for each industry in which a bid preference is specified.

Scope of the Report

The Report compares MBE/WBE participation by industry during the first six months of FY 1989-90 with FY 1987-88. The Report does not include a statistical analysis of the disparities between the contract dollars awarded to MBE/WBEs and their available numbers in each industry. The Human Rights Commission (HRC) indicates that these issues will be included in the annual report covering the entire 1989-90 fiscal year, which will be presented in March of 1991, as specified in Sections 12D.6 and 15 of the MBE/WBE/LBE Ordinance II.

The Report also includes discussions of 1) the certification process and the impact of the narrowing of the definition of qualified MBE/WBEs to include San Francisco firms; 2) the procedures for granting exceptions and waivers; 3) outreach, education and training efforts of the HRC; 4) departmental good faith efforts; 5) the implementation of the HRC automated reporting system and 6) recommendations for amendments to the MBE/WBE/LBE Ordinance II and for HRC and City department administrative changes.

Findings of the Report

The Report finds that although the City departments have demonstrated good faith efforts to meet the MBE/WBE/LBE goals, many City-wide industry participation goals are yet to be met. The Report also finds that limiting the certification qualifications to San Francisco firms has significantly reduced the number of MBE/WBEs available to benefit from the bid preference provisions, especially in the equipment/supplies and general services industry areas. In addition, the Report finds that the inability of the City thus far to enact a subcontracting ordinance which meets the requirements of the Croson v. Richmond U.S. Supreme Court decision also significantly reduces the level of MBE/WBE participation in City contracts.

BOARD OF SUPERVISORS
BUDGET ANALYST

Memo to Economic and Social Policy Committee
May 24, 1990 Economic and Social Policy Committee Meeting

The following chart summarizes the findings of the study regarding MBE and WBE participation levels by industry. Fiscal year 1989-90 figures are for the first six months. During 1987-88, the MBE/WBE Ordinance established City-wide goals of 30% MBE and 10% WBE. In 1989-90, the goals vary by ethnic/gender group and by industry, as shown below. Data which was not available is labelled "N/A", and percentages which were not significant or less than 0.1 percent are labelled "n/s."

	<u>MBE Goal</u>	<u>Certified MBEs</u>	<u>All MBEs*</u>	<u>WBE Goal</u>	<u>Certified WBEs</u>	<u>All WBEs*</u>
Construction						
1987-88	30%	\$7,762,000 11%	\$18,835,000 22%	10%	\$851,000 1.2%	N/A N/A
1989-90	49.5%	\$778,000 0.4%	\$19,371,000 7.3%	7.0%	\$21,000 n/s	\$21,000 n/s
Legal Services						
1987-88	30%	\$0 --	\$0 --	10%	\$0 --	\$0 --
1989-90	N/A	\$0 --	\$0 --	N/A	\$0 --	\$7,000 1%
Architectural and Engineering						
1987-88	30%	\$2,359,000 27%	\$4,074,000 20%	10%	\$55,000 0.6%	\$1,599,000 10%
1989-90	38.3%	\$520,000 7.6%	\$571,000 7.8%	16.8%	\$2,600 n/s	\$2,600 n/s
Computer Systems						
1987-88	30%	\$216,000 9%	\$216,000 9%	10%	\$0 --	\$0 --
1989-90	40%	\$66,000 5%	\$122,000 4.2%	20%	\$0 --	\$0 --
Finance and Insurance Services						
1987-88	30%	\$0 --	\$0 --	10%	\$0 --	\$0 --
1989-90	31.6%**	\$0 --	\$1,000 n/s	0%**	\$0 --	\$0 --
Auditing and Accounting						
1987-88	30%	\$268,500 84%	\$268,500 84%	10%	\$0 --	\$0 --
1989-90	56.3%	\$36,500 5.1%	\$36,500 2.4%	6.3%	\$0 --	\$0 --
Management Consulting						
1987-88	30%	\$152,000 1.6%	\$152,000 1.0%	10%	\$111,000 1.1%	\$111,000 1.0%
1989-90	43.6%	\$16,000 10.8%	\$136,000 23%	61.8%	\$16,000 10.8%	\$16,000 2.7%

BOARD OF SUPERVISORS
BUDGET ANALYST

Memo to Economic and Social Policy Committee
May 24, 1990 Economic and Social Policy Committee Meeting

	<u>MBE Goal</u>	<u>Certified MBEs</u>	<u>All MBEs*</u>	<u>WBE Goal</u>	<u>Certified WBEs</u>	<u>All WBEs*</u>
Medical Services						
1987-88	30%	\$1,527,000 82.5%	\$1,527,000 82%	10%	\$89,000 4.8%	\$89,000 4%
1989-90	47%**	\$20,000 n/s	\$70,000 0.1%	41.2%	\$13,000 n/s	\$63,000 0.1%
Misc. Professional Services						
1987-88	30%	\$132,000 1.5%	\$132,000 1.5%	10%	\$342,000 4%	\$342,000 3%
1989-90	19.4%**	\$57,000 0.5%	\$81,000 0.5%	36.1%**	\$29,000 0.2%	\$315,000 2.1%
Equipment and Supplies						
1987-88	30%	\$3,052,000 16.8%	\$8,498,000 11%	10%	\$1,935,000 10.6%	\$2,390,000 3%
1989-90	35.8%	\$4,191,000 16.1%	\$4,459,000 5.3%	15.5%	\$1,002,000 3.8%	\$1,135,000 1.3%
General Services						
1987-88	30%	\$831,000 3%	\$974,000 1.1%	10%	\$193,000 0.7%	\$117,000 0.1%
1989-90	48.9%	\$302,000 0.3%	\$826,000 0.6%	26.3%	\$123,000 0.1%	\$162,000 0.1%

* "All MBE/WBEs" includes HRC certified firms and non-HRC certified firms.

** No goals set for this category. Percentage reflects the number of MBE or WBE firms in the industry.

Recommendations of the Report

Recommendations in the Report for HRC and City Department administrative changes include 1) requiring departments to submit to the HRC an annual action plan for increasing MBE/WBE contract participation, 2) using a targeted outreach approach to reach specific industry and ethnic/gender groups for specific contracts and 3) breaking up large contracts into smaller units to facilitate MBE/WBE participation. The HRC also proposes to develop quarterly benchmarks to measure City wide progress and to report the results on a quarterly basis to the Board of Supervisors, Mayor and Chief Administrative Officer, and to develop other HRC resources for use by City departments.

7. The recommendations for amendments to the MBE/WBE/LBE Ordinance II include a number of technical revisions that would 1) expand the definition of minorities to include Asian Indians, 2) specify that departments should try to involve MBEs and WBEs as prime contractors rather than as a part of a contract, 3) specify that departments should attempt to recruit both certified (local) and registered (non-local) MBEs and WBEs, 4) encourage greater and more

BOARD OF SUPERVISORS
BUDGET ANALYST

Memo to Economic and Social Policy Committee
May 24, 1990 Economic and Social Policy Committee Meeting

significant levels of MBE/WBE participation in joint venture contracts, 5) and clarify and strengthen the intent of the Ordinance.

Comments

1. The Human Rights Commission will be reviewing the final draft of the Report at its meeting of May 24, 1990.

2. The Budget Analyst has been informed that the City Attorney is in the process of preparing legislation which would amend the MBE/WBE/LBE Ordinance II in accordance with the HRC recommendations described above. Ms. Mara Rosales of the City Attorney's Office reports that the proposed legislation will be prepared for a future meeting of the Board of Supervisors.

Item 11 - File 219-90-1

1. The proposed resolution would urge the Mayor to urge the Health Commission, the Police Commission and the Sheriff to provide to public inebriates, who are charged with "Drunk in Public", under Section 647f of the Penal Code, a community-based social model detoxification and treatment program with medical accessibility for the acute and long term care of these clients.

2. The proposed resolution would also state that it should no longer be the policy of the City and County of San Francisco to incarcerate public inebriates in the county jail system.

3. City and County of San Francisco statistics related to total arrests and arrests for drunkenness under Section 647f of the Penal Code, provided by the Police Department over the past four years, indicate the following:

<u>Year</u>	<u>Total Arrests</u>	<u>Total Arrests For Drunkenness</u>	<u>Percent</u>
1986	91,902	15,981	17.4
1987	102,760	16,756	16.3
1988	103,738	15,151	14.6
1989	90,864	11,837	13.0

The total arrests for drunkenness as a percentage of total arrests have decreased steadily over the past four years by a total of 4.4% from 17.4% in 1986 to 13.0% in 1989.

4. For 1989, approximately 32 arrests per day (11,837 annual total divided by 365 days) were made daily for public drunkenness under Section 647f of the Penal Code. This compares to 44 arrests per day (15,981 annual total divided by 365 days) during 1986. This represents a 27 percent decrease of daily arrests for public drunkenness from 1986 to 1989.

5. According to Captain Mary Ann DeSouza of the Sheriff's Department, an average of 10 to 15 public inebriates daily are processed for public drunkenness through the County Jail at the Hall of Justice. Arrestees are generally held no longer than four hours in a transitory holding area and during that time are constantly monitored by the Jail Medical Services Division of the Sheriff's Department. The Police Department estimates that an additional 15 to 25 arrestees are held at District Police Stations for approximately four hours prior to being released.

6. The Division of Mental Health for the Department of Public Health (DPH) has completed a seven week analysis of public inebriate arrest records and found an average of 25 arrests per day City-wide during the period from February 19 through April 7, 1990. The Department of Public Health survey is in general agreement with the overall statistics maintained by the Police Department.

BOARD OF SUPERVISORS
BUDGET ANALYST

7. The Department of Public Health (DPH) has prepared a position paper on the problem of public inebriation. The DPH paper concludes that the approach to solving this problem is one in which proposed solutions should be guided by humane and compassionate care, rather than incarceration and a punitive approach to solving the problem.

8. DPH concludes that failure to implement a community-based service program for public inebriates would result in (1) the continued recycling of public inebriates through the criminal justice system without definitive care, (2) inappropriate use of high cost incarceration services, (3) inhumane management of the disease of alcoholism, and (4) increased risk of life threatening health problems for this population.

9. DPH has recommended that the present Sheriff's Department Work Furlough site (930 Bryant Street), or a similar facility, should be converted into a community-based detoxification center which would function as an entry point into long term treatment programs. These programs would include:

- drop-in, "sobering-up" section which receives inebriates undergoing acute detoxification, uncomplicated by medical problems.
- a voluntary detoxification program, 5-10 days in length, providing counseling and eventual referral to outpatient programs with long term follow-up.
- a small section of the facility (4-10 beds) for those few clients for whom voluntary acute detoxification is not selected. Clients would be held for a maximum of 72 hours at which time referral to other community-based voluntary programs would be encouraged.
- only clients exhibiting more complicated clinical problems would continue to be sent to current programs at other facilities such as San Francisco General Hospital (Psychiatric Emergency Services and Medical Emergency Dept.) and Mt. Zion Crisis.

10. In order to implement a community-based detoxification center, DPH would seek the cooperation of the Sheriff and other related departments as follows:

- concurrence by the Sheriff's Department that converting the current Work Furlough site or identifying another facility into a community-based detoxification center.
- allocation of funds for the renovations of the current work furlough site, or alternate site, contracting for program implementation by a community based service organization, and the expansion of current Mobile Assistance Patrol services to facilitate long term referrals.
- obtaining licensing approval from the State of California for the implementation of related programs.

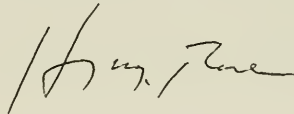
11. According to Lieutenant Jan Dempsey of the Sheriff's Department, the proposed jail medical-psychiatric facility at the Hall of Justice to be funded from State Jail Bond Measure Funds (Proposition 52) would not start construction until sometime in 1992 and that such construction would take at least two years to complete. Lieutenant Dempsey advises that at this time there are no plans to convert the existing Work Furlough facility at 930 Bryant Street to a community-based detoxification center.

Comment

To date, the Department of Public Health, the Police Department and the Sheriff have not prepared a specific community-based social model detoxification and treatment program and have not formulated the specific costs regarding such a program.

Recommendation

Approval of the proposed resolution to urge the Mayor to urge the Health Commission, the Police Commission and the Sheriff to extend for public inebriates a community-based social model detoxification and treatment program is a policy matter for the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
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CALENDAR
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

THURSDAY, MAY 24, 1990 - 10:00 A.M.

ROOM 228, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

ABSENT: SUPERVISOR GONZALEZ - ITEMS 4 AND 6

CLERK: GAIL JOHNSON

CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:

(a) File 18-90-10. [Stop Intersections] Consideration of establishment of Stop intersections, various streets. (Department of Public Works)

Stop Signs - Establish

Edgar Place and Niagara Avenue, southeast corner, stopping northbound Edgar Place traffic.

Garcia Avenue and Vasquez Avenue, southeast and northwest corners, stopping Garcia Avenue traffic.

Randall Street and Whitney Street, northeast and southwest corners, stopping eastbound Randall Street and southbound Whitney Street traffic (makes this an all-way STOP).

(b) File 19-90-5. [Parking Regulations] Consideration of establishment of "Tow-Away, No Parking Anytime" parking regulations, Cosmo Place, both sides, between Jones Street and Ophir Alley and between Trader Vic Alley and Taylor Street. (Department of Public Works)

(c) File 20-90-6. [Traffic Regulations] Consideration of establishment of "No U-Turn" traffic regulations, Army Street westbound at Bryant, Alabama, Harrison and York Streets. (Department of Public Works)

ACTION: Consent calendar recommended.

(a) File 18-90-10. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Designating certain intersections as Stop Intersections." Recommended.

- (b) File 19-90-5. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting parking regulations on Cosmo Place." Recommended.
- (c) File 20-90-6. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulations on Army Street." Recommended.

REGULAR CALENDAR

- 2. File 121-90-2. [Tour Bus Ban on Bay Street] Ordinance amending Police Code, regulating motor vehicles for hire, by adding thereto Section 1183.18, banning the operation of passenger-carrying commercial motor vehicles on Bay Street between Baker and Lyon Streets. (Department of Public Works)
ACTION: Recommended.
- 3. File 124-90-2. [Parking Permits for Home Care Nurses] Ordinance amending Traffic Code by adding Section 202.F relating to parking permits for visiting home care nurses. (Supervisor Britt)
ACTION: Continued to Call of the Chair.
- 4. File 272-90-2. Hearing to consider the Department of Public Works Embarcadero Freeway Replacement Routing Plan. (Supervisor Walker)
ACTION: Hearing held. Filed.
- 5. File 40-90-8. [Parking of Vehicles] Resolution revising the parking time limitations of Residential Permit Parking Area "H" in the Lakeside area which shall apply on Lunado Way, between Holloway and Estero Avenues. (Department of Public Works)
ACTION: Recommended.
- 6. File 80-90-1. [BART - MBE/WBE Program] Resolution urging the Bay Area Rapid Transit District to establish a Minority/Women Business Enterprise Program similar to the program Implemented by the City and County of San Francisco. (Supervisors Hongisto, Kennedy)
ACTION: Tabled at request of author.
- 7. File 40-90-4. [Parking of Vehicles] Resolution extending boundaries of Residential Permit Parking Area "T" in the Forest Hill area and adding Alton Avenue, between Castenada Avenue and Pacheco Street, both sides, to the list of streets upon which time limitations shall apply. (Department of Public Works)
ACTION: Hearing held. Recommended.
- 8. File 40-90-7. Hearing to consider extending the boundaries of Residential Permit Parking Area "T" in the Forest Hill Area to include the 001 through 299 blocks of Vasquez Avenue and the 001 through 199 blocks of Garcia Avenue. (Supervisor Nelder)
ACTION: Hearing held. Recommended.

9. File 193-90-1. [Park Property] Resolution urging the Mayor to urge the Recreation and Park Commission to adopt a policy which would allow the homeless to set up tents for a limited time period between sunset and sunrise on selected Recreation and Park facilities. (Supervisor Kennedy)

ACTION: Hearing held. Tabled.

10. File 284-90-1. Hearing to consider the Human Rights Commission's Minority Business Enterprise/Women Business Enterprise/Local Business Enterprise Ordinance II Report with Recommendations. (Supervisor Kennedy)

ACTION: Hearing held. Continued to Call of the Chair.

11. File 219-90-1. [Public Inebriates Policy] Resolution urging the Mayor to urge the Health Commission, the Police Commission and the Sheriff to extend for public inebriates who are charged with "drunk in public" (Section 647F of the Penal Code) a community-based social model detoxification and treatment program with medical accessibility for the acute and long term care of these clients and stating that it should no longer be the policy of the City and County to incarcerate public inebriates in the county jail system. (Supervisor Walker)

ACTION: Amended on page 1, line 4, following "clients", by deleting "and stating that it should no longer be the policy of the City and County of San Francisco to incarcerate public inebriates in the county jail system." Further amended on page 2, by deleting lines 8 through 10. Recommended as amended. New title: "Urging the Mayor to urge the Health Commission, the Police Commission and the Sheriff to extend for public inebriates who are charged with 'drunk in public' (Section 647F of the Penal Code) a community-based social model detoxification and treatment program with medical accessibility for the acute and long term care of these clients."

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BOARD OF SUPERVISORS

BUDGET ANALYST

1390 MARKET STREET, SUITE 1025
SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-7642

June 1, 1990

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TO: Economic and Social Policy Committee
FROM: Budget Analyst
SUBJECT: June 4, 1990 Economic and Social Policy Committee Special Meeting

Item 1 - File 97-90-26

1. The proposed ordinance would amend Chapter 6 of the San Francisco Administrative Code by adding Sections 6.56 through 6.62, which would require all City health care services contractors, including non-profit organizations, to pay prevailing wages to all of the contractors' employees, and would adopt definitions, set procedures for determining prevailing wage rates, bind subcontractors, require records and set penalties for non-compliance.

2. The proposed ordinance would pertain to both direct contracts and subcontracts but only if the location at which the contracted services are provided employ more than 100 persons at that facility. For example, the proposed ordinance would not apply to a contract with an organization that provides mental health services for the City at a neighborhood health center employing 20 health support staff, but would apply to a City mental health services contract with a hospital employing 700 health support staff. In the case of the hospital employing 700 health support staff, the hospital would be required to pay the prevailing wage rates for all 700 health support staff, even if the City were contracting for the services of one hospital health provider.

Health care support services would include, but would not be limited to, nursing, pharmaceutical, technical, clerical, custodial, house-keeping, food service, laundry, engineering and security services.

3. The prevailing wage rate would be established by the Board of Supervisors at least once each year, based on data furnished by the Civil Service Commission and other sources regarding the wages paid in public and private employment in Alameda, Contra Costa, Marin, San Mateo, San Francisco and Santa Clara Counties.

4. Any contractor or subcontractor found to be in non-compliance with the proposed ordinance shall pay a penalty of \$100 per day for each employee not receiving the prevailing wage rate. Any City officer, board or commission that approves any such contract in non-compliance would be guilty of misfeasance.

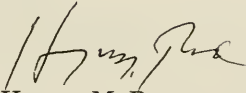
Comments

1. Mr. Pat Finney of the Civil Service Commission states that the Civil Service staff currently conducts surveys of many prevailing wage rates for different classifications in Bay Area counties that could be used in implementing the proposed ordinance at no additional cost to the City. However, Mr. Finney states that Civil Service may need to survey additional classifications that may not be included in the list of classifications currently surveyed which would require additional costs to the City. Mr. Finney indicates that the additional Civil Service survey costs cannot be determined at this time and would depend on the number of additional classifications to be surveyed.

2. Dr. Larry Meredith of the Department of Public Health (DPH) advises that the DPH does not currently monitor whether health care services contractors pay prevailing wages to their employees. If the proposed ordinance were approved and implemented, and the applicable contractors were required to increase their employees' wage rates, that increased cost to the contractor could result in increased costs to the City. Dr. Meredith indicates that the DPH is currently analyzing the fiscal impact to the City if the applicable contractors passed their increased costs on to the City, but that the DPH is unable to provide a completed analysis at this time.

Recommendation

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

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CALENDAR - [ACTIONS TAKEN]
SPECIAL MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

MONDAY, JUNE 4, 1990 - 12:30 P.M.

ROOM 228, CITY HALL

PRESENT: SUPERVISORS WARD AND KENNEDY

ABSENT: SUPERVISOR GONZALEZ

CLERK: GAIL JOHNSON

1. File 97-90-26. [Prevailing Wages] Ordinance amending Administrative Code by adding Sections 6.56 through 6.62 requiring all contractors for health care services to pay prevailing wages to persons providing support services, adopting definitions, setting procedure for determining prevailing wage rates, binding subcontractors, requiring records, and setting penalties for non-compliance.
(Supervisors Hongisto, Walker, Britt, Hallinan, Nelder, Alioto, Ward, Kennedy, Maher)

ACTION: Amended on page 2, line 2, by replacing "100" with "150". Recommended as amended. (TO BOARD AS A COMMITTEE REPORT FOR CONSIDERATION ON JUNE 4, 1990.)

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BOARD OF SUPERVISORS

BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

June 12, 1990

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TO: Economic and Social Policy Committee

FROM: Budget Analyst

SUBJECT: June 14, 1990 Economic and Social Policy Committee Meeting.

Item 6 - File 272-90-3

Item: Resolution urging the State Legislature to delete the Embarcadero Freeway from the State Highway System, subject to availability of funding for an alternative roadway.

Description: The Board of Supervisors approved Resolution No. 262-90 endorsing the concept of a subsurface or surface alternative to the Embarcadero Freeway. In order to proceed with the planning and construction of a subsurface or surface expressway that would not be a part of the State Highway system, the California Department of Transportation must transfer title, for transportation purposes, to the City and County through legislation enacted by the State Legislature.

The actual transfer of title would only be effective upon receipt of a certification by CALTRANS from the Mayor that sufficient local, State, and Federal funds exist to construct the replacement expressway.

Comments: 1) Mr. Larry Florin of the Mayor's Office advises that legislation has been introduced and is now pending in the State Senate (Senate Bill 2591).

2) According to Mr. Florin, the proposed expressway would completely replace the Embarcadero Freeway and would cost approximately \$120 million.

Recommendation: Based on the prior policy decision of the Board of Supervisors, approve the proposed resolution.

Item 7 - File 272-90-4

- Item:** Resolution endorsing the replacement of the damaged Embarcadero Freeway with an interim surface roadway while the planning, funding, and analysis for the subsurface road is prepared.
- Description:** The Board of Supervisors approved Resolution No. 262-90 endorsing the concept of a subsurface or surface alternative to the Embarcadero Freeway. During the interim period, DPW formulated a plan for directing traffic flow over existing surface streets, which was the subject of a previous hearing of the Economic and Social Policy Committee (File 272-90-2).
- Existing City plans call for redirection of traffic flow over surface streets. The proposed resolution would endorse the immediate demolition of the Embarcadero Freeway and construction of a replacement temporary surface roadway while the planning, funding, and analysis for the proposed subsurface road is prepared.
- The proposed resolution also encourages the independent peer review panel to complete its study of the CALTRANS plan to retrofit the Embarcadero Freeway as soon as possible, so that the Mayor and the Board of Supervisors will have an independent engineering and cost analysis of the CALTRANS proposed retrofit plan.
- Comment:** According to Mr. Larry Florin of the Mayor's Office, the proposed retrofit of the Embarcadero Freeway would cost an estimated \$35 million. Mr. Florin further advises that demolition of the Embarcadero Freeway would cost an estimated \$10-12 million. These funds would come from State Highway monies.
- Recommendation:** Approval of this proposed resolution, which would endorse a proposal to demolish the Embarcadero Freeway and construct a temporary surface roadway, is a policy matter for the Board of Supervisors.

Item 8 - File 125-90-4

Department: Department of Public Works

Proposed Action: Proposed amendment to San Francisco Municipal Code (Traffic Code) relating to commercial vehicles.

Description: 1. The subject ordinance would amend San Francisco Municipal Code (Traffic Code) Sections 54 and 54.1 to prohibit commercial vehicles from stopping, parking or standing more than 18 inches from the curbside. The ordinance would apply to those streets in the Metropolitan Traffic District which are designated as streets of Major Traffic Importance pursuant to Traffic Code Section 191. The ordinance would also establish fines of not more than \$100 for a first offense, \$200 for a second offense within one year, and \$250 for a third or subsequent occurrence within one year.

2. Mr. Norman Bray, of the Department of Public Works - Bureau of Traffic Engineering and Operations (DPW), states that the closure of the Embarcadero Freeway has aggravated traffic congestion in the downtown area. In order to alleviate this problem, DPW is seeking every method to keep downtown streets open to traffic flow.

3. Mr. Bray and Mr. Jack Fleck of DPW state that commercial vehicles which park or stop more than 18" from the curb on downtown streets create obstructions to traffic lanes. However, these vehicles cannot be cited under the double-parking ordinance because they are not technically double-parked. That is, double parking requires that one vehicle be parked at the curb, with the second vehicle parked along side in the roadway. In the subject situation, there is no other vehicle at the curb; rather, the vehicles merely stop far from the curb for convenience sake. While there is an existing ordinance prohibiting obstruction of traffic, Mr. Fleck states that it is not practically effective since its principal means of enforcement is towing. Since commercial vehicles generally stop for a short time, they would be gone by the time a tow truck could be called and would arrive.

BOARD OF SUPERVISORS
BUDGET ANALYST

Comments:

1. Mr. Fleck states that if this ordinance is approved, it will be necessary to post permanent signs on each block affected by the ordinance to warn of the prohibition. Mr. Fleck estimates a cost of \$75 per sign, including installation. One sign per block would be required. However, DPW could not immediately provide information concerning how many blocks would require signage. Mr. Fleck states that DPW has a traffic sign budget from which funds would be available but he could not provide total estimated costs at this time.

2. Mr. Bray could not provide an estimate of the amount of revenue that would be generated by fines assessed for violations of the proposed ordinance. The amount of any fine in each case would be subject to the discretion of the Municipal Court, up to the maximum levels set by the ordinance. In addition, no information is available concerning how many potential violators would be cited under the ordinance.

Recommendation:

The enactment of the proposed ordinance regulating parking and traffic, and the establishment of fines is a policy matter for the Board of Supervisors.

Item 11 - File 204-90-1

Note: This item was continued from the April 26, 1990 Economic and Social Policy Committee Meeting.

1. This item is a hearing to review plans, and strategies developed by the Mayor and City departments to alleviate the housing crisis and the production of housing units for low and middle income persons.

2. Information provided by the Deputy Mayor for Housing and Neighborhoods, Brad Paul, the Mayor's Office of Housing (MOH) and other City departments indicate various local efforts to alleviate the City's existing housing crisis and to provide additional lower income housing for area residents as follows:

Homeless - Mr. Paul has assembled an interagency task force of City departments to coordinate the interface of housing/shelter and support services. Meeting twice a week are the Deputy Mayors for Housing and Health, and representatives from the Planning Department, Redevelopment Agency (SFRA), Department of Social Services, Office of Community Development and the Mayor's Homeless Coordinator.

Ms. Maggie Donahue of the Mayor's Office reports that two new multi-service centers serving as facilities for the City's homeless will be opened shortly. These are:

Pierce-Arrow Building - 1001 Polk at Geary Street

225 bed shelter for adult men and women of which 25 of the beds will be for respite care.

South of Market - 695 Bryant Street at 5th Street

200 bed shelter for adult men.

Both facilities will be designed as 24-hour multi-service centers and will provide the following:

Storage space for personal possessions, fully equipped showers and bathrooms, mailboxes and telephones.

An array of counseling and case management services including mental health, substance abuse and entitlements.

Space for other agencies and non-profit organizations to provide counseling for veterans, housing referrals, job referrals and job training, legal assistance and literacy training. The City and the provider for each center will work with the Veteran's Administration and other veteran groups, the Employment Development

BOARD OF SUPERVISORS
BUDGET ANALYST

Department, the Tenderloin Housing Clinic and other organizations to link resources and provide on-site information to homeless people using the center.

Space for a clothing bank, basic health care and haircuts.

Comprehensive Amendment to the Residential Hotel Ordinance - recently approved by the Board of Supervisors, this legislation has enhanced City efforts to minimize the adverse impact on the housing supply and on displaced low income, elderly, and disabled persons resulting from loss of residential hotel units through conversion and demolition.

Special Efforts Associated with Earthquake Recovery - MOH has assembled data on lost low income housing units in order to maximize Federal and State housing assistance which the City receives. Mr. Paul advises that his efforts and the efforts of Deputy Mayor Carol Wilkins in the lobbying for additional State assistance under the California Disaster Assistance Program (CALDAP), has increased grants and loans available to homeowners and rental property owners by \$50 million from \$25 million to \$75 million, and has provided the central argument as to how much the Federal Emergency Management Agency (FEMA) would provide to the City.

Redevelopment Plan for South of Market - On March 12, 1990, the Board of Supervisors designated a Redevelopment Survey Area as the result of severe earthquake damage which displaced an estimated 500 households and 90 businesses in the South of Market area. On April 26, 1990 the Planning Commission will act on a Redevelopment Project Area which would be identical to the survey area approved by the Board of Supervisors (see Attachment 1). Proposed redevelopment activities would be limited to only those properties damaged by the earthquake. The SFRA would pursue the rehabilitation and development of new affordable housing using its Low and Moderate Income Housing Fund.

The SFRA would work with existing property owners of damaged property and provide them with the opportunity to develop these sites for housing. If property owners do not cooperate, the SFRA may acquire sites by eminent domain if damaged buildings need to be demolished or if sites with severely damaged buildings are unsafe for habitation. As one option, the SFRA would facilitate acquisition of acquired property by local non-profit development corporations to ensure that developed housing remains affordable.

Ten Million Dollar Tax Increment Housing Program - The Mayor's Office of Housing (MOH) and the SFRA jointly administer a new program to distribute \$10 million in SFRA-issued tax increment bonds for housing acquisition, rehabilitation and new construction. As indicated in the attached summary (Attachment 2) from the SFRA, a

total of approximately \$7.4 million has been distributed to date which is intended to provide 1,351 units of subsidized housing units.

Housing Affordability Fund - In 1985 the Board of Supervisors established from the General Fund a \$10 million Housing Affordability Fund in order to expand the City's supply of subsidized housing. MOH has obligated \$4,470,000 to three projects as follows:

2145 Capp Street (OBECA)	\$1,000,000	
Plaza West Public Housing	2,900,000	
Artspace Development Corporation	<u>570,000</u>	\$4,470,000
Fund Balance for Other Projects		<u>5,530,000</u>
Total Housing Affordability Fund		\$10,000,000

Nonprofit Performing Arts Loan Program - MOH administers funds to a Revolving Loan Program for nonprofit performing arts organizations to rehabilitate and acquire housing facilities. During the past year, the Fund has grown to over \$500,000. According to MOH, no new loans have been made because the Controller's Internal Audits Division has recommended changes to the program procedures and regulations which must be implemented before new loans are to be made. Because of other pressing duties such as work necessitated by the recent earthquake, MOH has not had time to submit related legislation to the Board of Supervisors which would implement the Controller's recommended changes. Such legislation is expected to be submitted in the near future.

Current Related Planned City Housing Programs - Major programs identified by MOH to produce substantial numbers of subsidized housing include Parkview Commons (Poly High Site) home ownership project, the International Hotel replacement housing project, the UDAG Hotels non-profit restructuring, the Whitehall project (Turk Street YMCA site) and the Mission-Capp apartment project. Mr. Joe La Torre, MOH Deputy Director advised the Budget Analyst that progress reports on these major projects would be provided to the Economic & Social Policy Committee directly as part of their presentation on this item.

Item 12 - File 216-90-1

1. The proposed resolution would urge the Mayor to authorize the establishment of a Day Laborer Pilot Program, would urge the Mayor to budget and recommend the appropriation of funds for staff to implement a twelve month program, and would require the program's coordinator to appoint an advisory panel and report to the Mayor and the Board of Supervisors upon the conclusion of the twelve month period for their review and determination as to whether to continue the program.

2. The proposed Day Laborer Pilot Program would be developed to alleviate the problem of casual laborers who aggressively congregate on specific street corners of the City to seek jobs and to solve a long-standing problem whereby workers are often exploited by contractors seeking cheap manual labor.

3. According to a March 1990 U. S. General Accounting Office report on the Immigration Reform and Control (IRC) Act of 1986, the employer sanctions provisions contained in that law have caused a "widespread pattern of discrimination" against "foreign-appearing, foreign-sounding" persons. The proposed resolution states that this has affected the economic well-being of many persons in the City resulting in employment discrimination and forcing many noncitizens, as well as unemployed citizens, to gather on specific street corners in search of work. Such gatherings often produce situations in which "day laborers" are subject to unfair labor practices including wage and hour violations.

4. The proposed resolution states that the increased congregating of day laborers on specific City street corners for the purpose of seeking casual employment has raised legitimate concerns of neighborhood groups and businesses in regard to traffic and other problems associated with such unregulated day labor sites.

5. The proposed resolution in addressing the gathering of casual day laborers points out that in February of 1989, the City of Los Angeles unanimously adopted a resolution to establish seven special projects for day laborers across Los Angeles. The Los Angeles project appropriated \$90,000 to initiate a six-month Day Laborer Pilot Program which currently has been extended through October of 1990. There are four staff persons in the Los Angeles program including a Day Laborer Coordinator, an Assistant Day Laborer Coordinator, and two Site Coordinators.

6. In accordance with the proposed resolution, a Day Laborer Program in San Francisco would provide benefits for contractors and local residents as follows:

A registration system which would ensure that a laborer is suited for a particular job and that jobs are obtained in an orderly manner.

City-sponsorship to ensure that the program enjoys the full cooperation of the Police Department.

BOARD OF SUPERVISORS
BUDGET ANALYST

Free English classes as a second language which would enable day laborers to understand directions and to communicate with greater ease on the job.

An on-site telephone which would allow prospective employers to call in and inquire as to the availability of laborers for particular jobs.

7. The proposed Day Laborer Program would provide the following benefits to day laborers:

Office space, telephones, trash receptacles and toilets which would make a proposed site a more pleasant and dignified place to gather.

On-site bilingual staff would inform day laborers of their rights and responsibilities, ensure that the site is used exclusively for job seekers and facilitate communication between day laborers and prospective employers.

Free English classes, monthly medical and legal clinics and social service referrals.

Skills training which may assist in the acquisition of permanent employment.

Comments

1. Based on preliminary estimates and the experience to date of the related Day Laborer Program in Los Angeles, it is estimated that between \$130,000 and \$180,000 would be needed to undertake a twelve month program in San Francisco as proposed in the subject legislation. According to Mr. Mauricio Aviles, Coordinator, of the Mission Hiring Hall, a tentative site for the program would be a location at the intersection of Mission, Army and Precita Streets.

2. Similar type programs which assist local residents in the area of employee discrimination are currently funded through the City's Community Development Block Grant (CDBG) Program and include activities of Instituto Laboral de la Raza, Mission Hiring Hall, Third Baptist Church Refugee Training and Employment Program, and the Asian Law Caucus.

Recommendation

Approval of the proposed resolution is a policy matter for the Board of Supervisors.

Item 13 - File 118-90-3

1. The proposed ordinance would amend Part II, Chapter V of the San Francisco Municipal Code (Health Code) by amending Section 37 to change the restrictions on places of business selling animals.

2. Section 37 of the Health Code defines the restrictions for keeping and feeding small animals, poultry and game birds in residential and commercial areas of the City. Currently, a business is required to obtain a permit from the Department of Public Health to keep for commercial purposes live small animals, poultry and game birds in the Commercial, Light Industrial and Heavy Industrial Districts of the City. In order to qualify for a permit to keep live animals, poultry and birds for the purposes of selling them, the business must keep these animals more than 25 feet from any door or window of any dwelling.

3. The proposed ordinance would provide an exception to this 25-foot requirement if the DPH determines that a wall or ceiling between the place of business and the affected dwelling will prevent odors and noise from disturbing the occupants of the dwelling.

Comments

1. Mr. Jack Breslin reports that the proposed amendment would provide the DPH health inspectors with additional guidelines for determining whether businesses' efforts to contain animal odors and noise are adequate. Mr. Breslin states that the proposed ordinance would have no fiscal impact.

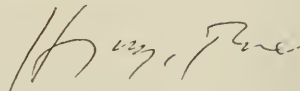
2. Mr. Breslin states that the DPH has recommended further amendments to the proposed ordinance which would bring Section 37 into compliance with the contemporary standards of the State food establishment laws. For example, Section 37 currently mentions that certain requirements should be implemented after "the present war emergency" and also requires the use of lead paint, which conflicts with current building codes.

3. The Budget Analyst has been informed that an Amendment of the Whole may be introduced in Committee to bring Section 37 into compliance with current State laws. However, as of the writing of this report, the Budget Analyst has not been provided a copy of the proposed amendments.

BOARD OF SUPERVISORS
BUDGET ANALYST

Recommendation

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

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CALENDAR - [ACTIONS TAKEN]
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

THURSDAY, JUNE 14, 1990 - 10:00 A.M.

LEGISLATIVE CHAMBER
2ND FLOOR, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

ABSENT: SUPERVISOR WARD - ITEMS 1 - 9, and 11 - 13

SUPERVISOR KENNEDY - ITEMS 10 AND 14

CLERK: GAIL JOHNSON

CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:

- (a) File 19-90-7. [Parking Regulations] Consideration of establishment and revocation of parking regulations on Hyde Street. (Department of Public Works)

No Parking Anytime, Except Tour Buses - Revoke
No Parking, 10:00 A.M. to 4:00 P.M., Everyday, Except
Tour Buses - Establish
Hyde Street, east side, from Jefferson Street to Beach Street.

- (b) File 20-90-7. [Traffic Regulations] Consideration of establishment and revocation of traffic regulations, various streets. (Department of Public Works)

Tow-Away, No Stopping, 7:00 A.M. to 9:00 A.M., and 3:00
P.M. to 6:00 P.M., Monday Through Friday - Establish
Fremont Street, west side, from Market Street to 144 feet south (144-foot zone).

Transit Vehicle Lane, 7:00 A.M. to 9:00 A.M., and 3:00
P.M. to 6:00 P.M., Monday Through Friday - Establish
Fremont Street, left-most northbound lane, west of the transit island, from Mission Street to Market Street.

Tow-Away, No Stopping Anytime - Revoke
Army Street, north side, from Mission Street to 85 feet west of Valencia Street.

Army Street, south side, from San Jose Avenue to 90 feet east of Valencia Street.

Left Lane Must Turn Left - Revoke
Army Street, eastbound, at Valencia Street.

No Left Turn - Establish
Army Street, eastbound, at Valencia Street.

Tow-Away, No Stopping, 6:00 A.M. to 9:30 A.M., Monday
Through Friday - Establish
Army Street, south side, between San Jose Avenue and Mission Street.

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JUN 14 1990

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ACTION: Consent calendar recommended.

- (a) File 19-90-7. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting parking regulations, various streets." Recommended.
- (b) File 20-90-7. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulations, various streets." Recommended.

REGULAR CALENDAR

- 2. File 20-90-4. [Traffic Regulations] Resolution enacting traffic regulations, various street. (Department of Public Works)

Bicycle Lanes - Establish

Marina Boulevard, between Lyon Street and Webster Street - both directions.

Tow-Away No Stopping Anytime - Establish

Marina Boulevard, north side, between Lyon Street and Webster Street.

ACTION: Hearing held. Tabled at request of Department of Public Works.

- 3. File 40-90-9. [Parking of Vehicles] Resolution revising time limitations from four hours to two hours for certain streets within Residential Permit Parking Area "D" in the Glen Park Area. (Department of Public Works)

ACTION: Continued to Call of the Chair.

- 4. File 40-90-5. [Parking of Vehicles] Resolution establishing Residential Permit Parking Area "U" in the South of Market Area, setting the boundaries therefor and the applicable time limitations. (Department of Public Works)

ACTION: Hearing held. Recommended.

- 5. File 20-90-8. [Traffic Control] Hearing to consider Department of Public Works, Bureau of Traffic Engineering and Operations evaluation of traffic control for the intersection of Hyde and Lombard Streets. (Department of Public Works)

ACTION: Hearing held. Continued to July 12, 1990 meeting.

- 6. File 272-90-3. [Embarcadero Freeway] Resolution urging the State Legislature to delete the Embarcadero Freeway from the State Highway System, subject to availability of funding for alternative roadway. (Supervisor Gonzalez)

ACTION: Hearing held. Amended (see File for details). New title: "Supporting Senate Bill No. 2591, which would delete the Embarcadero Freeway from the State Highway System, subject to availability of funding for alternative roadway." Recommended as amended. (To Board as a Committee Report for consideration on June 18, 1990.)

- 7. File 272-90-4. [Embarcadero Freeway Replacement] Resolution endorsing the replacement of the damaged Embarcadero Freeway with an interim surface roadway while the planning, funding and analysis for the subsurface road is prepared. (Supervisor Maher)

ACTION: Hearing held. To Board Without Recommendation as a Committee Report for consideration on June 18, 1990.

8. File 125-90-4. [Double Parking -- Metropolitan Traffic District] Ordinance amending Part II, Chapter XI, San Francisco Municipal Code (Traffic Code) by adding thereto, Sections 29 and 29.1, prohibiting double parking on designated streets in the Metropolitan Traffic District and establishing fines for violation of the prohibition, and amending Section 71b to authorize the towing of such double parked vehicles. (Supervisor Ward)

ACTION: Hearing held. Amendment of the Whole adopted. Continued to June 28, 1990 meeting. New title: "Amending Part II, Chapter XI, San Francisco Municipal Code (Traffic Code) by amending Section 54 and adding Section 54.1, prohibiting commercial vehicle parking more than 18 inches from the curb on designated streets in the Metropolitan Traffic District and establishing fines for violation of the prohibition, and amending Section 71B to authorize the towing of such parked vehicles." Continued to June 28, 1990 meeting.

9. File 20-90-9. Hearing to consider Department of Public Works Order No. 154,563 (traffic regulations, various locations). (Supervisor Ward)

Tow-Away, No Stopping 3:00 P.M. to 6:00 P.M., Monday Through Friday - Establish

Battery Street, east side, from Market Street to Clay Street.

Tow-Away, No Stopping 3:00 P.M. to 6:00 P.M., Monday Through Friday - Establish

Tow-Away, No Stopping 4:00 P.M. to 6:00 P.M., Monday Through Friday - Revoke

Mission Street, both sides, from Steuart Street to Main Street.

Mission Street, north side, from Beale Street to Fifth Street.

Mission Street, south side, from Beale Street to Fremont Street.

Mission Street, south side, from First Street to Third Street.

First Street, west side, from Market Street to Howard Street.

New Montgomery Street, east side, from Jessie Street to Howard St.

New Montgomery Street, west side, from Jessie Street to Howard St.

Third Street, east side, from Market Street to Howard Street.

Third Street, west side, from Market Street to Mission Street.

Beale Street, east side, from Market Street to Mission Street.

Clay Street, south side, from Drumm Street to Sansome Street.

Clay Street, south side, from Montgomery Street to Kearny Street.

Sacramento Street, south side, from Drumm Street to Kearny Street.

California Street, north side, from Kearny Street to Drumm Street.

California Street, south side, from Montgomery Street to Drumm St.

9. File 20-90-9. (CONTINUED)

Pine Street, north side, from Sansome Street to Kearny Street.
Pine Street, south side, from Montgomery Street to Kearny Street.
Bush Street, south side, from Sansome Street to Kearny Street.
Sutter Street, both sides, from Sansome Street to Kearny Street.
Davis Street, east side, from Market Street to Clay Street.
Davis Street, west side, from Sacramento Street to Clay Street.
Front Street, both sides, from Market Street to Pine Street.
Battery Street, west side, from Market Street to Clay Street.
Sansome Street, east side, from Pine Street to Bush Street.
Sansome Street, west side, from Bush Street to Washington Street.
Montgomery Street, west side, from Market Street to Washington St.
Kearny Street, east side, from California Street to Columbus Ave.
Kearny Street, west side, from Market Street to Columbus Avenue.

Multiple Turn Lanes - Establish

Sixth Street, northbound, at Bryant Street (Right Turn).
Bryant Street, eastbound, at Fifth Street (Left turns into Fifth Street or Freeway On-Ramp as designated by signs and pavement markings.)
Fifth Street, northbound, at Howard Street (Left Turn).
Brannan Street, eastbound, at Fifth Street (Left Turn).
Drumm Street, northbound, at Washington Street (Right Turn, Nos. 3 and 4 Lanes).
Drumm Street, northbound, at Washington Street (Left Turn, Nos. 1 and 2 Lanes).

Left Lane Must Turn Left - Establish

Drumm Street, northbound, at Sacramento Street.
Sixth Street, southbound, at Bryant Street.

Tow-Away, No Stopping Anytime - Establish

Sixth Street, west side, from approximately 40 feet north of Bryant Street to Brannan Street.
Fifth Street, east side, from Howard Street to Minna Street.

One-Way Street - Establish

Fifth Street, between Howard and Bryant Streets - One-way northbound.
Sixth Street, between Howard and Bryant Streets - One-Way southbound.
Drumm Street, between Market and Sacramento Streets - One-Way northbound.
Drumm Street, between Clay and Washington Streets - One-Way northbound.
Davis Street, between Clay and Washington Streets - One-Way southbound.

ACTION: Hearing held. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulations, various streets." Recommended.

10. File 7-90-6. Hearing to consider policy changes regarding continued paratransit services to transit dependent persons utilizing three-wheeled wheelchairs. (Supervisor Alioto)

ACTION: Hearing held. Resolution prepared in and reported out of Committee entitled: "Urging the Mayor to urge the Public Utilities Commission to continue paratransit services to transit dependent persons using three-wheeled wheelchairs while the Commission studies transportation safety concerns." Recommended.

11. File 204-90-1. Hearing to consider plans and strategies developed by the Mayor and City departments to alleviate the housing crisis and the production of housing units for low and middle income persons. (Supervisor Gonzalez)

ACTION: Hearing held. Continued to Call of the Chair.

12. File 216-90-1. [Day Laborers Program] Resolution urging the Mayor to authorize the establishment of a Day Laborer Pilot Program, and urging the Mayor to budget and recommend appropriation of funds for staff to implement the program, and requiring the program coordinator to appoint an advisory panel, and requiring the program coordinator to submit a report to the Mayor and the Board of Supervisors upon the conclusion of the program's pilot period for their review and determination as to whether to continue the program. (Supervisor Gonzalez)

ACTION: Hearing held. Recommended.

13. File 118-90-3. [Animal Permits] Ordinance amending Part II, Chapter V of the San Francisco Municipal Code (Health Code) by amending Section 37 to change the restrictions on places of business selling animals. (Supervisor Kennedy)

ACTION: Hearing held. Amendment of the Whole adopted. New title: "Amending Part II, Chapter V of the San Francisco Municipal Code (Health Code) by amending Section 37 relating to the keeping of small animals." Recommended as amended. (To Board as a Committee Report for consideration on June 18, 1990.)

14. File 43-90-1. [Parc Fifty-Five Hotel] Resolution urging the owner and management and employees of Parc Fifty-Five Hotel to end their dispute. (Supervisors Ward, Alioto, Kennedy)

ACTION: Tabled at request of author.

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CALENDAR - ACTIONS TAKEN
SPECIAL MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS DEPT
JUN 21 1990

MONDAY, JUNE 18, 1990 - 12:30 P.M.

ROOM 228, CITY HALL

PRESENT: SUPERVISORS WARD AND GONZALEZ

ABSENT: SUPERVISOR KENNEDY

CLERK: GAIL JOHNSON

1. File 111-90-2. [Extension of Neighborhood Conservation Interim Controls] Resolution ratifying City Planning Commission Resolution No. 11900 imposing a six-month extension of the Neighborhood Conservation Interim Controls governing alterations and new construction within all residential districts with a height limit of 40 feet or less and the demolition of single and two-family residential buildings in RH-1, RH-1(D), RH-1(S) and RH-2 use districts; companion measure to File 111-90-2.1. (Department of City Planning)

ACTION: Recommended. (To Board as a Committee Report for consideration on June 18, 1990.)

2. File 111-90-2.1. [Extension of Neighborhood Conservation Interim Controls] Resolution disapproving City Planning Commission Resolution No. 11900 imposing a six-month extension of the Neighborhood Conservation Interim Controls governing alterations and new construction within all residential districts with a height limit of 40 feet or less and the demolition of single and two-family residential buildings in RH-1, RH-1(D), RH-1(S) and RH-2 use districts; companion measure to File 111-90-2. (Department of City Planning)

ACTION: Tabled.

3. File 111-90-3. [Extension of Neighborhood Conservation Interim Reclassifications] Resolution ratifying City Planning Commission Resolution No. 11920 imposing a six-month extension of the Neighborhood Conservation Interim Reclassifications to RH-2 designations on partial Blocks in RH-3 (House, Three-Family), RM-1 (Mixed, Low-Density) and RM-2 (Mixed, Moderated Density) that are predominantly single- and two-family in character in the area bounded by Lake Street, 48th Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and 19th Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street and Third Avenue; companion measure to File 111-90-3.1. (Department of City Planning)

ACTION: Recommended. (To Board as a Committee Report for consideration on June 18, 1990.)

4. File 111-90-3.1. [Extension of Neighborhood Conservation Interim Reclassifications] Resolution disapproving City Planning Commission Resolution No. 11920 imposing a six-month extension of the Neighborhood Conservation Interim Reclassifications to RH-2 designations on partial Blocks in RH-3 (House, Three-Family), RM-1 (Mixed, Low-Density) and RM-2 (Mixed, Moderated Density) that are predominantly single- and two-family in character in the area bounded by Lake Street, 48th Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and 19th Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street and Third Avenue; companion measure to File 111-90-3. (Department of City Planning)

ACTION: Tabled.

CITY AND COUNTY



ATTN: Gerry Roth
OF SAN FRANCISCO

DOCUMENTS DEPT.

BOARD OF SUPERVISORS

JUN 27 1990

BUDGET ANALYST

SAN FRANCISCO
1990 JUN 27

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

June 26, 1990

TO: Economic and Social Policy Committee
FROM: Budget Analyst
SUBJECT: June 28, 1990 Economic and Social Policy Committee Meeting

Item 2 - File 125-90-4

Note: The proposed ordinance was continued at the June 14, 1990 Economic and Social Policy Committee Meeting.

Department: Department of Public Works
Proposed Action: Proposed amendment to San Francisco Municipal Code (Traffic Code) relating to commercial vehicles.
Description: The subject ordinance would amend San Francisco Municipal Code (Traffic Code) Sections 54 and 54.1 to prohibit commercial vehicles from stopping, parking or standing more than 18 inches from the curbside. The ordinance would apply to those streets in the Metropolitan Traffic District which are designated as streets of Major Traffic Importance pursuant to Traffic Code Section 191. The ordinance would also establish fines of not more than \$100 for a first offense, \$200 for a second offense within one year, and \$250 for a third or subsequent occurrence within one year.

Mr. Norman Bray, of the Department of Public Works - Bureau of Traffic Engineering and Operations (DPW), states that the closure of the Embarcadero Freeway has aggravated traffic congestion in the downtown area. In order to alleviate this problem, DPW is seeking every method to keep downtown streets open to traffic flow.

Mr. Bray and Mr. Jack Fleck of DPW state that commercial vehicles which park or stop more than 18" from the curb on downtown streets create obstructions to traffic lanes. However, these vehicles cannot be cited under the double-parking ordinance because they are not technically double-parked. That is, double parking requires that one vehicle be parked at the curb, with the second vehicle parked along side in the roadway. In the subject situation, there is no other vehicle at the curb; rather, the vehicles merely stop far from the curb for convenience sake. While there is an existing ordinance prohibiting obstruction of traffic, Mr. Fleck states that it is not practically effective since its principal means of enforcement is towing. Since commercial vehicles generally stop for a short time, they would be gone by the time a tow truck could be called and would arrive.

Comments:

1. Mr. Fleck states that if this ordinance is approved, it will be necessary to post permanent signs on each block affected by the ordinance to warn of the prohibition. Mr. Fleck estimates a cost of \$75 per sign, including installation. One sign per block would be required. A maximum of 300 blocks would require signs, thus the total maximum signage cost would be \$22,500. Funds for the signage were previously approved (May 16, 1990) as a supplemental appropriation by the Finance Committee from the Mayor's Earthquake Emergency Relief Fund.

2. Mr. Bray could not provide an estimate of the amount of revenue that would be generated by fines assessed for violations of the proposed ordinance. The amount of any fine in each case would be subject to the discretion of the Municipal Court, up to the maximum levels set by the ordinance. In addition, according to Mr. Phil Chin of the Parking and Traffic Department, revenue estimates are difficult because many current auto spaces will be converted to truck loading spaces, thus reducing the need for these vehicles to stop in traffic lanes. Ms. Rina Cutler, Director of the Parking and Traffic Department, agreed that revenue estimates are difficult, but stressed that the goal of the ordinance is compliance, not revenue generation, and that revenues would most likely be negligible.

Recommendation: The enactment of the proposed ordinance regulating parking and traffic, and the establishment of fines is a policy matter for the Board of Supervisors.

Item 3 - File 97-90-16

1. The proposed ordinance would enact changes to the San Francisco Administrative Code by adding a new section entitled Assisted Housing Preservation. According to the City Attorney's Office, the proposed ordinance has not been reviewed by the City Attorney's Office.

2. The proposed ordinance has the public purpose (1) to assist public and private efforts to ensure that affordable housing to very low, low and moderate income households is not permanently removed from the housing stock, (2) to preserve and promote a supply of housing that is affordable to very low, low and moderate income residents in the community, (3) to protect the diversity of the community by preventing displacement of very low, low and moderate income households, and (4) to prevent homelessness. At the present time, the stock of affordable rental units may be reduced significantly due to the owner's (landlord's) prepayment of loans or termination of rent subsidies which have the effect of terminating restrictions on occupancy, rent, and use of such units for the benefit of lower income households. The proposed ordinance would also ensure that the City, concerned nonprofit organizations and affected tenant households receive adequate notice that affordability restrictions may terminate and thus enable interested parties to respond to the potential problems created by conversions of subsidized rental units to market-rate housing.

3. The proposed ordinance includes findings which conclude that the loss of affordable rental units resulting from conversion to market rate housing will have an adverse impact on the goal of preserving and expanding the existing stock of affordable housing by placing additional burdens on the City's limited affordable housing resources.

4. The proposed legislation would require any owner of an Assisted Housing Project (development with subsidized units) to notify the Deputy Mayor for Housing and Neighborhoods (Deputy Mayor) and each affected tenant at least eighteen months prior to the intended prepayment and/or termination of an assisted housing development. The notification would require a description of the owner's plans, number of affected subsidized rental units, current and proposed, rent schedules, pending sales contracts and certification that the Deputy Mayor has been notified. Within 21 days after that certified notification, the owner must submit detailed financial information to the Deputy Mayor and must make available all financial books and records upon ten days' advance notice by the Deputy Mayor.

5. The Planning Commission would be required to hold a public hearing on the intended action within ninety days of notification to the Deputy Mayor. Within thirty days after the hearing, the Planning Commission must complete and forward its findings to the Board of Supervisors who in turn must accept the findings or return the measure to the Planning Commission for revision.

6. The proposed ordinance would require owners of assisted housing to pay each displaced tenant households up to \$5,250 in relocation benefits as the result of a housing development conversion.

BOARD OF SUPERVISORS
BUDGET ANALYST

7. The proposed legislation would provide "Qualified Entities" the opportunity to purchase housing developments subject to this legislation as an alternative to a pending action by an existing owner to terminate subsidized housing units. A Qualified Entity could include the tenant association of the housing development in question, a nonprofit organization, a limited partnership with a nonprofit corporation as general partner or a public agency. A Qualified Entity would need to substantiate to the Deputy Mayor its capacity to own and manage the housing development for its remaining useful life and for its intended occupancy of very low, low and moderate income households.

8. The proposed ordinance provides for administrative relief allowing an owner or Qualified Entity to petition the Housing Preservation Appeals Board for relief from strict compliance with the provisions of this legislation. Civil actions are also included which would permit the City, any tenant household of an affected development, any related nonprofit organization or an affected tenant association to institute a civil proceeding to restrain an Owner in failing to comply with provisions of this proposed ordinance. Violators would be liable for civil penalties not to exceed \$5,000 for each separate violation.

Comments

1. As previously noted, the City Attorney's Office has not reviewed the proposed ordinance.

2. The Mayor's Office of Housing (MOH) has identified 27 low income rental projects subject to termination of Federal mortgage and/or rent subsidies by December 31, 1992, and potential housing developments which would be the subject of this legislation over the next two and one-half years (See Attachment). The 27 low income rental projects contain 3,725 housing units. Federal legislation is currently pending which would extend Section 8 subsidies affecting up to 2,000 households in the City. If that legislation does not pass, several hundred households may be adversely affected in existing housing development projects in the City, resulting in a conversion of such units to a market rate status.

3. MOH advises that preliminary meetings with interested non-profit housing corporations and the Department of City Planning, the San Francisco Redevelopment Agency (SFRA) and MOH have occurred to review the proposed legislation and to determine what administrative and program costs would be needed to carry out the Assisted Housing Preservation Ordinance. City housing staff would be primarily needed to carry out the sections of the proposed ordinance dealing with Notice of Intent to Prepay and/or Terminate Housing Subsidies and Right of the Qualified Entities to Acquire an Assisted Housing Development in order to preserve the affordability of such housing. At the present time SFRA Housing Production and Management staff has been designated to assist the Deputy Mayor for Housing to carry out the provisions of the proposed ordinance. According to Mr. Bill Rumpf of the SFRA, between \$30,000 and \$50,000 annually in existing staff and overhead costs would be allocated to comply with the provisions of this legislation.

BOARD OF SUPERVISORS
BUDGET ANALYST

4. According to the revised Residence Element to the City's Master Plan, the Department of City Planning has estimated that \$3.0 million annually in program costs would be needed in subsidies to preserve existing housing lost with the termination of current subsidies such as Section 8 and Section 236 financing programs.

Recommendation

The proposed ordinance to establish an Assisted Housing Preservation Program is a policy matter for the Board of Supervisors.

LOW INCOME RENTAL UNITS SUBJECT TO TERMINATION OF
FEDERAL MORTGAGE AND/OR RENT SUBSIDIES
BY DECEMBER 31, 1992

CITY OF SAN FRANCISCO

<u>Project</u>	<u>Address</u>	<u>No. of Units</u>
Geneva Apts.	1001 Sunnyvale	576
Mission Plaza	2027 Mission	132
Jackie Robinson	1340 Hudson Ave.	130
Vista Del Monte	49 Goldmine Dr.	104
Ridgeview Terrace	140 Cashmere St.	101
Royal Adah Arms	1240 Fillmore St.	142
El Bethel Arms	1234 Mcallister St.	255
Loren Miller Homes	937 McAllister St.	107
Jones Memorial Homes II	2045 Sutter St.	155
Thomas Paine Square	1157 Turk St.	98
Prince Hall Apts.	1170 McAllister St.	92

Unity Homes	220 Cashmere St.	94
Banneker Homes	725 Fulton St.	108
Notre Dame Apts.	1590 Broadway	205
Crescent Manor	467 Turk Street	92
The Alexander	230 Eddy St.	179
Antonia Manor	180 Turk St.	133
Maria Manor	174 Ellis St.	119
Alexis Apts.	390 Clementina	206
Marlton Manor	240 Jones St.	151
Frederick D. Haynes Gardens	1049 Golden Gate Ave.	104
Friendship Village No. I	40 Friendship	68
Friendship Village No. II	40 Friendship	90
Buchanan Park Apts.	1160 Webster	68
Park Sunset	1353 Seventh Ave.	30
Laurel Gardens	1555 Turk St.	52
Bethany Center	580 Capp St.	134

TOTAL

3,725

Item 4 - File 97-90-6

1. The proposed ordinance would amend Chapter 10, Article XIX (South Africa Divestment Ordinance) of the San Francisco Administrative Code by amending Sections 10.210 through 10.217 and 10.219 to prohibit entities that do business with South Africa to lease property from the City; adding Section 10.218 to allow an entity to submit a declaration of divestment plans; and clarifying the definition of "Prohibited Ownership Interest."

2. The City's South Africa Divestment Ordinance prohibits the City from investing City funds, contracting for services of purchasing goods from entities that do business with South Africa. The proposed ordinance would extend these restrictions to apply to leases and other agreements for the use or sale of the City's real property except leases and other agreements which have a duration of less than 30 days in any calendar year or which have a monthly rental of less than \$100, including convention facility rentals and street permits. The proposed ordinance would establish the Real Estate Department as the City agency responsible for promulgating regulations and preparing written reports regarding implementation of the portions of the Ordinance pertaining to the City's real property.

3. The proposed ordinance would also add Section 10.218 to allow entities to submit a declaration to the City stating that the entity has begun to divest from South Africa and plans to complete its divestment by March of 1991. This declaration would allow the entity to do business with the City, with the Purchaser monitoring the progress of the entity's divestment activities.

Comments

1. Mr. Nothenberg, Chief Administrative Officer, has prepared a letter, commenting on the proposed ordinance (see Attachment). In his letter, Mr. Nothenberg states that the Real Estate Department is only responsible for a portion of the City's leases and that the Real Estate Department does not have control over the leasing of the Port, Airport, Recreation and Parks and Water Department properties. Mr. Nothenberg recommends that the proposed ordinance should be amended to require each leasing department to be responsible for reporting their own leasing activities. Mr. Nothenberg's letter provides additional comments regarding the need to extend the discussion of excluding convention facility rentals and street permits in certain Sections of the Ordinance, and Section 10.215C which would require companies to provide assurances regarding their customers' activities.

2. According to Mr. DeLucchi, Director of Property, the proposed ordinance would increase the administrative costs of processing leases for City departments by an indeterminable amount. Mr. DeLucchi states that any increased costs could be expected to be charged to the user departments. In addition, Mr. DeLucchi states that the proposed ordinance could potentially result in increased rental rates if, as a result of the proposed ordinance, the Real Estate Department were required to lease the property at less than fair market value. Mr. DeLucchi

BOARD OF SUPERVISORS
BUDGET ANALYST

concurs with Mr. Nothenberg's suggestions that each leasing department should be responsible for reporting their own leasing activities.

3. Mr. Rosaaen of the Purchaser's Department reports that the Department is currently preparing a report estimating the fiscal impacts of the current South Africa Divestment Ordinance, and the projected fiscal impacts of the proposed amendments. Mr. Rosaaen indicates that the Department's report will be completed in time for submission to the Economic and Social Policy Committee meeting.

Recommendation

Approval of the proposed ordinance is a policy matter for the Board of Supervisors. If the Board approves the proposed ordinance, amend the legislation to require the Port, Airport, Recreation and Park and Water Departments to be responsible for reporting their own leasing activities as noted in Comment 1, above, and approve the proposed ordinance as amended.



OFFICE OF

CHIEF ADMINISTRATIVE OFFICER

RUDOLF NOTHENBERG
CHIEF ADMINISTRATIVE OFFICER

289 CITY HALL
SAN FRANCISCO
CALIFORNIA 94102
415/554-4851

June 18, 1990

The Honorable Willie Kennedy
Member, Board of Supervisors
235 City Hall
San Francisco, CA 94102

Dear Supervisor Kennedy:

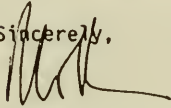
We have reviewed your proposed amendments to the South Africa Ordinance and offer the following comments:

1. Section 10.213 E (page 10) appears to have the intention of excluding our convention facility rentals and street permits from the provisions of the Ordinance. We agree. However, the exclusion needs to include all of Sections 10.213 (A), (B), and (C) if it is to accomplish its intent.
2. Section 10.215 (page 14) and Section 10-219 (pages 16-17) address the responsibilities of the Director of Property to promulgate regulations and to provide written reports regarding the implementation of this Ordinance pertaining to all leases where the City is lessor. However, in addition to the Real Estate Department, the Port, Airport, Recreation and Parks Department, and the Water Department, have the ability to lease their own properties. The Director of Property has no control over the leasing procedures of these departments. It would seem more appropriate for each leasing department to promulgate regulations and to report directly to the Board of Supervisors and for the Ordinance to be changed to direct the Director of Property to act only in relation to those properties within his jurisdiction.
3. Section 10-215 C (page 15) would require companies to provide assurances regarding their customers' activities. We anticipate that in order to implement this aspect of the Ordinance, Purchasing would need to ask vendors to provide a copy of an appropriate contractual document such as a Purchase Order or Sales Order, as evidence of contractual provisions binding vendors' customers and

The Honorable Willie Kennedy
June 18, 1990
Page two

sub-customers. We consider it unlikely that many vendors would or could provide such evidence. The result could be to diminish the overall intent of the Ordinance by creating more situations where no companies could sign the Declaration and where Purchasing thus would have no choice but to allow all companies to participate in a bid.

Please let me know if we can provide any further information regarding this matter.

Sincerely,


Rudolf Nothenberg
Chief Administrative Officer

cc: Marvin Geistlinger, Director of Purchasing
Anthony DeLucchi, Director of Property
Jack Moeschbaecher, Convention Facilities Manager

2629Y

Item 7 - File 124-90-2

Note: This item was continued from the Economic and Social Policy Committee meeting on May 24, 1990.

1. The proposed ordinance would amend Part II, Chapter XI of the San Francisco Municipal Code (Traffic Code) by adding Section 202.F to provide special parking permits for nurses employed by the City which provide nursing care to patients in the patients' homes (visiting public health and home care nurses). The proposed permits would exempt visiting public health and home care nurses from the standing (non-moving) and parking provisions of the Traffic Code while they are engaged in providing public health or home care nursing services. The nurses would still be subject to compliance with the tow-away zones, exclusive traffic lanes and truck loading zones, and would not be permitted to block access ramps for handicapped persons at the crosswalks.

2. The permits would be issued by the Chief of Police to the Director of Public Health and distributed by the Director of Public Health to public health and home care nurses. Misuse of the parking permit by a public health or home care nurse would be a misdemeanor.

Comments

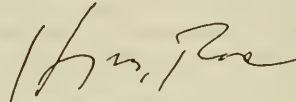
1. According to Ms. Flo Stroud of the Department of Public Health (DPH), the DPH currently has approximately 75 visiting public health and home care nurses. Ms. Stroud states that the intent of the legislation is to provide special parking permits only to those visiting nurses that would be performing their work in areas where parking is particularly difficult, such as Chinatown or the Tenderloin districts. The proposed legislation does not specify that the special parking permits would be limited to parking in certain areas. Ms. Stroud estimates that approximately 50 visiting nurses serve the areas with limited parking which would require the proposed special parking permits. Ms. Stroud states that DPH administrative costs for the proposed parking permit program would be minimal, and would be absorbed within the DPH's existing budget.

2. Mr. John Kay of the Police Department states that the Police Department currently issues special parking permits only to diplomats and the press. Mr. Kay indicates that the function of issuing special parking permits will be transferred to the new Parking and Traffic Commission beginning July 1, 1990.

3. Ms. Rina Cutler, Director of the Parking and Traffic Commission, states that the proposed ordinance would establish a precedent which could allow a number of other qualified City employees to request and be granted special parking permits. Ms. Cutler indicates that the special parking permit system currently lacks guidelines and controls and that the Parking and Traffic Authority would like to study this issue concurrently with its analysis of residential parking permits, which is being prepared at the direction of the Board of Supervisors.

Recommendation

The proposed ordinance is a policy issue for the Board of Supervisors. If the Board approves the proposed ordinance, the Board may wish to consider amending the proposed legislation to 1) direct the Parking and Traffic Commission, rather than the Chief of Police, to issue the proposed parking permits to the Director of Public Health and 2) specify the limited parking areas in which the proposed parking permits may be used.



Harvey M. Rose

cc:- Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

[Actions taken]

CALENDAR

MEETING OF

ECONOMIC & SOCIAL POLICY COMMITTEE

BOARD OF SUPERVISORS

CITY AND COUNTY OF SAN FRANCISCO

THURSDAY, JUNE 28, 1990 - 10:00 A.M.

LEGISLATIVE CHAMBER
2ND FLOOR, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

ABSENT: SUPERVISOR WARD - ITEMS 10 and 11

CLERK: GAIL JOHNSON

CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:

- (a) File 18-90-15. [Stop Intersections] Consideration of establishment of Stop intersections, various streets. (Department of Public Works)

Stop Signs - Establish

Lisbon Street and France Avenue, all corners (makes this an all-way STOP).

Bradford Street and Cortland Avenue, northwest and southeast corners, stopping Bradford Street traffic.

Mateo Street and Laidley Street, southeast and northwest corners, stopping Mateo Street traffic.

Roanoke Street, Moffitt Street, and Bemis Street, southeast and northwest corners, stopping northbound Roanoke Street and southbound Moffitt Street traffic (makes this an all-way STOP).

Lisbon Street and Brazil Street, southeast and northwest corners, stopping Lisbon Street traffic (makes this an all-way STOP).

- (b) File 20-90-10. [Traffic Regulations] Consideration of establishment of traffic regulations on Union Street. (Department of Public Works)

Tow-Away, No Stopping, Except Muni, 7:00 A.M. to 9:00 A.M., Monday Through Friday - Establish

Union Street, south side, from Fillmore Street to 129 feet west (129-foot zone).

- (c) File 19-90-9. [Parking Regulations] Consideration of establishment of parking regulations, various streets. (Department of Public Works)

Tow-Away, No Parking, 6:30 A.M. to 6:30 P.M., Monday Through Friday - Establish

Kearny Street, from Pacific Avenue to Nottingham Street. (This is already a part-time bus zone.)

Tow-Away, No Parking, 6:00 P.M. to 2:00 A.M. Weekdays, and 6:00 A.M. to 2:00 A.M. Weekends and Holidays - Establish

Second Street, west side, from Market Street to Stevenson Street. (This is already a part-time bus zone.)

ACTION: Consent calendar recommended.

- (a) File 18-90-15. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Designating certain intersections as Stop intersections." Recommended.
- (b) File 20-90-10. DPW recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulation on Union Street." Recommended.
- (c) File 19-90-9. DPW recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting parking regulations, various streets." Recommended.

REGULAR CALENDAR

2. File 125-90-4. [Commercial Vehicle Curb Parking Prohibition] Ordinance amending Part II, Chapter XI, San Francisco Municipal Code (Traffic Code) by amending Section 54 and adding Section 54.1, prohibiting commercial vehicle parking more than 18 inches from the curb on designated streets in the Metropolitan Traffic District and establishing fines for violation of the prohibition, and amending Section 71B to authorize the towing of such parked vehicles. (Supervisor Ward)

(Continued from 6/14/90)

ACTION: Hearing held. Recommended.

3. File 97-90-16. [Assisted Housing Preservation] DRAFT ordinance amending Administrative Code by adding new chapter which would assist public and private efforts to ensure that housing affordable to very low, low and moderate income households is not permanently removed from the housing stock, to preserve and promote a supply of housing that is affordable to very low, low and moderate income residents in the community, and to protect the diversity of the community by preventing displacement of very low, low and moderate income households, and to prevent homelessness. (Supervisor Ward)

ACTION: Hearing held. Continued to Call of the Chair. Add Supervisors Gonzalez, Kennedy and Alloto as co-sponsors.

4. File 97-90-6. [Divestment] Ordinance amending Administrative Code by amending Chapter 10, Article XIX, the South Africa Divestment Ordinance, by amending Sections 10.210, 10.211, 10.212, 10.213, 10.214, 10.215, 10.216, 10.217, and 10.219 to prohibit leases, permits, licenses or other agreements for use of City property with persons, financial institutions or other businesses having specified relations with either the government of South Africa or certain private entities doing business with or in South Africa; clarifying prohibited relationships; exceptions, and adding Section 10.218 allowing an entity to submit a declaration pursuant to a withdrawal plan. (Supervisors Kennedy and Ward)

ACTION: Hearing held. Amendment of the Whole, as presented by Supervisor Kennedy, adopted. New title: "Amending Administrative Code by amending Chapter 10, Article XIX, by amending Sections 10.210, 10.211, 10.212, 10.213, 10.214, 10.215, 10.216, 10.217, and 10.219 to prohibit leases, permits, licenses or other agreements for use of City property with persons, financial institutions or other businesses having specified relations with either the government of South Africa or certain private entities doing business with or in South Africa; clarifying prohibited relationships; exceptions, and adding Section 10.218 allowing an entity to submit a declaration pursuant to a withdrawal plan." Continued to Call of the Chair.

5. File 40-90-9. [Parking of Vehicles] Resolution revising time limitations from four hours to two hours for certain streets within Residential Permit Parking Area "D" in the Glen Park Area. (Department of Public Works)
(Continued from 6/14/90)

ACTION: Hearing held. Recommended.

6. File 40-90-10. [Residential Permit Parking] Resolution establishing Residential Permit Parking Area "V" in the Balboa Park area, setting the boundaries therefor and the applicable time limitations. (Department of Public Works)

ACTION: Continued to Call of the Chair.

7. File 124-90-2. [Parking Permits for Home Care Nurses] Ordinance amending Traffic Code by adding Section 202.F relating to parking permits for visiting home care nurses. (Supervisor Britt)
(Continued from 5/24/90)

ACTION: Continued to Call of the Chair.

8. File 36-90-4. [Final Negative Declaration] Resolution adopting Final Negative Declaration, finding and determining that the reclassification of property from an RH-3 (House, Three-Family) District to an RM-4 (Mixed Residential, High Density) District of property located at 1777 Pine Street, Lots 15, 23, 33 and 35 in Assessor's Block 665 will have no significant impact on the environment, and adopting and incorporating findings of the Final Negative Declaration; companion measure to File 36-90-4.1. (Department of City Planning)

ACTION: Hearing held. Recommended.

9. File 36-90-4.1. [Zoning Change] Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco for property located on the south side of Pine Street at the south east corner of Gough Street, Lots 35, 33, 23 and 15 in Assessor's Block 665, from an RH-3 (House, Three Family) District to an RM-4 (Mixed Residential, High Density) District; companion measure to File 36-90-4. (Department of City Planning).

ACTION: Hearing held. Recommended.

10. File 126-90-1. [Condominium Conversions] DRAFT ordinance amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Section 1396 thereto to provide for certain exceptions; companion measure to File 126-90-2. (Supervisors Kennedy and Alioto)

(Categorically exempt from environmental review)

ACTION: Hearing held. Amendment of the Whole (DRAFT ordinance), as presented by Supervisor Kennedy, adopted. New title: "Amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Section 1396 thereof to provide for certain exemptions and adding Section 1396B thereto to exempt from the conversion limitations of Section 1396 large buildings where two-thirds of the tenants agree to the conversion, and amending Chapter 37 of the San Francisco Administrative Code by amending Section 37.9 thereof to provide that landlords may not evict tenants from units converted to condominiums under Subdivision Code Section 1396B on the ground that the landlord or a relative desires to occupy the unit." Continued to July 12, 1990, meeting. Add Supervisors Nelder, Hsieh, Gonzalez and Maher as co-sponsors.

11. File 126-90-2. [Condominium Conversion of Certain Multi-unit Buildings] DRAFT ordinance amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by adding Section 1396B thereto to permit conversion of certain larger buildings; companion measure to File 126-90-1. (Supervisors Kennedy and Alioto)

(Categorically exempt from environmental review)

ACTION: Hearing held. Tabled.

CITY AND COUNTY



OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

July 10, 1990 DOCUMENTS DEPT.

JUL 12 1990

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TO: Economic and Social Policy Committee

FROM: Budget Analyst RECOMMENDATIONS

SUBJECT: July 12, 1990 Economic and Social Policy Committee Meeting

Item 3 - File 124-90-2

Note: This item was continued from the Economic and Social Policy Committee meeting on June 28, 1990.

1. The proposed ordinance would amend Part II, Chapter XI of the San Francisco Municipal Code (Traffic Code) by adding Section 202.F to provide special parking permits for nurses employed by the City which provide nursing care to patients in the patients' homes (visiting public health and home care nurses). The proposed permits would exempt visiting public health and home care nurses from the standing (non-moving) and parking provisions of the Traffic Code while they are engaged in providing public health or home care nursing services. The nurses would still be subject to compliance with the tow-away zones, exclusive traffic lanes and truck loading zones, and would not be permitted to block access ramps for handicapped persons at the crosswalks.

2. The permits would be issued by the Chief of Police to the Director of Public Health and distributed by the Director of Public Health to public health and home care nurses. Misuse of the parking permit by a public health or home care nurse would be a misdemeanor.

Comments

1. According to Ms. Flo Stroud of the Department of Public Health (DPH), the DPH currently has approximately 75 visiting public health and home care nurses. Ms. Stroud states that the intent of the legislation is to provide special parking permits only to those visiting nurses that would be performing their work in areas where parking is particularly difficult, such as Chinatown or the Tenderloin districts. The proposed legislation does not specify that the special parking permits would be limited to parking in certain areas. Ms. Stroud estimates that approximately 50 visiting nurses serve the areas with limited parking which would require the proposed special parking permits. Ms. Stroud states that DPH administrative costs for the proposed parking permit program would be minimal, and would be absorbed within the DPH's existing budget.

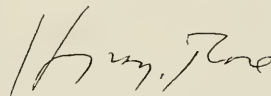
2. Mr. John Kay of the Police Department states that the Police Department currently issues special parking permits only to diplomats and the press. Mr. Kay indicates that the function of issuing special parking permits was transferred to the new Parking and Traffic Commission beginning July 1, 1990.

3. Ms. Rina Cutler, Director of the Parking and Traffic Commission, states that the proposed ordinance would establish a precedent which could allow a number of other qualified City employees to request and be granted special parking permits. Ms. Cutler indicates that the special parking permit system currently lacks guidelines and controls and that the Parking and Traffic Authority would like to study this issue concurrently with its analysis of residential parking permits, which is being prepared at the direction of the Board of Supervisors.

4. Mr. Tim Johnson of the Parking and Traffic Department reports that on July 6, 1990, there was a meet and confer session with representatives of the DPH regarding the proposed special parking permits for nurses employed by the City. According to Mr. Johnson, based on these discussions, it was agreed that an administrative adjudication process could be implemented to review any parking citations received by the City's visiting nurses. Based on a case-by-case review, individual citations could then be dismissed when warranted (i.e., issued during working hours in specified areas of the City), rather than providing special parking permits.

Recommendation

The proposed ordinance is a policy issue for the Board of Supervisors. If the Board approves the proposed ordinance, the Board may wish to consider amending the proposed legislation to 1) direct the Parking and Traffic Commission, rather than the Chief of Police, to issue the proposed parking permits to the Director of Public Health and 2) specify the limited parking areas in which the proposed parking permits may be used.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

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CALENDAR - [ACTIONS TAKEN]
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

JUL 17 1990
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THURSDAY, JULY 12, 1990 - 10:00 A.M.

ROOM 228, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

ABSENT: SUPERVISOR GONZALEZ - ITEM 1

CLERK: GAIL JOHNSON

1. File 20-90-8. [Traffic Control] Hearing to consider Department of Public Works, Bureau of Traffic Engineering and Operations evaluation of traffic control for the intersection of Hyde and Lombard Streets. (Department of Public Works)

(Continued from 6/14/90)

ACTION: Hearing held. Continued to Call of the Chair.

2. File 40-90-10. [Residential Permit Parking] Resolution establishing Residential Permit Parking Area "V" in the Balboa Park area, setting the boundaries therefor and the applicable time limitations. (Department of Public Works)

(Continued from 6/28/90)

ACTION: Hearing held. Recommended.

3. File 124-90-2. [Parking Permits for Home Care Nurses] Ordinance amending Traffic Code by adding Section 202.F relating to parking permits for visiting home care nurses. (Supervisor Britt)

(Continued from 6/28/90)

ACTION: Hearing held. Continued to Call of the Chair at request of author.

4. File 75-90-1. [Street Name Change] Resolution changing the name of a portion of First Street between Bryant and Townsend Streets to Delancey Street. (Supervisors Maher and Walker)

ACTION: Hearing held. To Board Without Recommendation. (Separate review pending at Landmarks Preservation Advisory Board, which will consider this matter on July 18, 1990.)

5. File 90-90-2. [Landmarks] Ordinance designating the Richard E. Queen House at 2212 Sacramento Street as a landmark pursuant to Article 10 of the City Planning Code. (Department of City Planning)

ACTION: Hearing held. Recommended.

6. File 126-90-1. [Condominium Conversions] DRAFT ordinance amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Section 1396 thereof to provide for certain exemptions and adding Section 1396B thereto to exempt from the conversion limitations of Section 1396 large buildings where two-thirds of the tenants agree to the conversion, and amending Chapter 37 of the San Francisco Administrative Code by amending Section 37.9 thereof to provide that landlords may not evict tenants from units converted to condominiums under Subdivision Code Section 1396B on the ground that the landlord or a relative desires to occupy the unit. (Supervisors Kennedy, Alioto, Nelder, Hsieh, Gonzalez, Maher)

(Categorically exempt from environmental review)

(Continued from 6/28/90)

ACTION: Continued to July 26, 1990, meeting.

22
CITY AND COUNTY



OF SAN FRANCISCO

190
BOARD OF SUPERVISORS

BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

July 23, 1990

TO: Economic and Social Policy Committee
FROM: Budget Analyst - *Recommendations*
SUBJECT: July 26, 1990 Economic and Social Policy Committee Meeting

Item 5 - File 30-90-9

1. Section 15.7 of the San Francisco Administrative Code requires that the Department of Public Health (DPH) assure the development of a long term San Francisco Mental Health Services Plan. The proposed resolution would approve the DPH's Strategic Plan for Mental Health, Substance Abuse and Forensic Services, as approved by the Health Commission, which is on file in the Clerk's Office.

2. The Strategic Plan describes goals and general strategies for providing more effective services to residents of the City who are emotionally disturbed children, adults and seniors who are mentally ill, substance abusers, forensic clients and forensically-linked victims and mentally ill offenders; and to those in these groups who have special needs, such as ethnic groups, homeless, women, sexual minorities, persons with HIV and the physically and developmentally disabled.

3. The DPH reports that the Department will be preparing Annual Division Action Plans which describe specific actions that the Division of Mental Health, Substance Abuse and Forensic Services (DMSF) will take to implement the Strategic Action Plan. The Annual Division Action Plans will be used in the future to shape the DMSF budget requests.

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Comment

Ms. Monique Zmuda of DMSF indicates that DMSF's FY 1990-91 budget includes programs and services to implement some of the proposed strategies in the Strategic Plan. Ms. Zmuda also reports that the DPH will use the priorities established in the Strategic Plan to adjust the DMSF's programs and services as required by the State's FY 1990-91 budget cuts.

Recommendation

Approve the proposed resolution.

Item 6 - File 215-90-1

1. The proposed resolution would adopt, as policy, the recommendations of the International Local Governments Summit on the Environment, including the San Francisco amendment.

2. An International Local Governments Summit on the Environment was held in Los Angeles from April 18 to 20, 1990. Twelve recommendations concerning environmental issues were adopted by the Summit. The proposed resolution would adopt those twelve policy recommendations, as proposed by the San Francisco delegate. The Summit's twelve recommendations are attached.

Comments

1. Mr. Cal Broomhead of the Public Utilities Commission (PUC) Bureau of Energy Conservation reports that the Bureau has completed approximately 60 energy audits of City-owned buildings (the Summit's first recommendation pertains to energy audits). Mr. Broomhead states that the PUC Bureau of Energy Conservation is charged with performing energy audits of all 600 City-owned buildings.

2. Adoption of the Summit's twelve policy recommendations would be a statement of policy to encourage and support actions to alleviate environmental problems only, and does not imply the necessity for any further action (or cost) by the City to implement such policy. Any future costs would be subject to budgetary approval by the Board of Supervisors.

Recommendation

Adoption of the proposed twelve recommendations of the International Local Governments Summit on the Environment is a policy matter for the Board of Supervisors.

Recommendations

International Local Governments Summit on the Environment

April 20, 1990

The participants of the summit agree to recommend the following courses of action to their respective municipalities.

1. A detailed energy audit should be conducted in every municipality to assess commercial, industrial, residential, government, institutional, and utility energy use patterns.
2. To avert global warming the nations of the world will need to reduce CO2 emissions by 50% or more over the next several decades. Each municipality should attempt to reduce its own CO2 emissions by developing and implementing a comprehensive plan to conserve energy and by encouraging alternate energy technologies including solar, geothermal, wind and other renewable energy sources.
3. Each municipality should adopt programs to reduce emissions of CFCs and other ozone-depleting gases.
4. Participants will call upon national governments to begin formal discussions on a range of revenue generating programs including but not limited to carbon tax and sales taxes on import of non-renewable natural resources to provide funds for the environmental and sustainable development needs of cities around the world. We recognize that the primary responsibility for the reduction of global warming and ozone-depleting gases rests with the industrialized cities of the developed world. Special consideration should be given to the unique economic development needs of cities in developing countries.
5. If feasible under municipal law, each municipality should establish a fund for the protection of the environment. This fund should include but not be limited to revenues saved from energy conservation programs. The industrialized cities of the developed world should, if feasible under law, devote resources to cooperative environmental and conservation programs involving cities in developing countries throughout the world.

6. Every city should initiate a detailed study on ways to radically reduce emissions from automobile use. Municipal governments should establish programs to support mass transit, carpooling, bicycling, walking, and alternative transit fuels. Legislation should be enacted providing financial incentives and penalties to assure public participation in and compliance with alternative transportation programs.
7. Every municipality should implement a citywide waste reduction, recycling and toxic waste disposal program as soon as possible.
8. Municipal governments should immediately initiate or expand a major urban tree-planting program and promote citizen tree planting by considering designation of special days for tree planting. Cities should ensure the preservation of trees by considering legislation to protect existing trees when and where possible.
9. Municipal governments should promulgate legislation that requires comprehensive environmental assessments for municipal programs that significantly effect the environment, including programs which involve the introduction of new technologies.
10. Municipal governments should develop environmental education campaigns and enlist the support of individual civic institutions, businesses, religious organizations, youth groups and other non-governmental organizations in an ongoing environmental education campaign to promote an ecological lifestyle in every home, school, business and neighborhood.
11. We agree to exchange technological expertise and to work cooperatively to assist in the accomplishment of these recommendations.
12. Those participating in this international local governments summit on the environment agree to follow-up this conference with a second summit next year in Toronto, Canada, June 15-20, 1991 to expand municipal participation in addressing global environmental issues. They also endorse and urge full participation in The World Congress of Local Governments for a Sustainable Future, to be held on September 5-8, 1990 in New York. The purpose of this conference is to charter an international secretariat for local environmental initiatives that will assist in the implementation of these recommendations.

Item 7 - File 125-90-1

1. The proposed ordinance would amend the Municipal Code (Housing Code) to require that directions showing the location of utility shutoff devices be posted in a public area of all apartment buildings.

2. The proposed ordinance would amend Part II, Chapter XII of the San Francisco Housing Code by adding Section 712, to read as follows:

Sec. 712 IDENTIFICATION OF UTILITY SHUTOFF DEVICES.
Existing apartment houses shall have directions showing the location of utility shutoff devices, and instructions for operating such devices, prominently posted in a public area of the building.

All utility services shall have their location and shutoff devices identified as required by the San Francisco Building, Plumbing and Electrical Codes.

3. The proposed ordinance would also amend Section 206 of Part II, Chapter XII of the Housing Code to make Section 712 retroactive, thereby requiring already existing apartment buildings to post the location of utility shutoff devices in a public place.

4. The proposed ordinance is designed to assist apartment building tenants in shutting off gas and other utilities in the event of an earthquake or other major catastrophe.

5. Mr. Peter Burns of the Bureau of Building Inspection (BBI) reports that BBI is planning to incorporate this additional item into its routine building inspection process. Therefore, Mr. Burns estimates that the financial impact of the proposed ordinance on BBI will be insignificant.

Recommendation

Approve the proposed ordinance.

Item 9 - File 97-90-6

Note: This item was continued from the June 28, 1990, Economic and Social Policy Committee meeting. At the June 28, 1990 meeting, an Amendment of the Whole was introduced. This report addresses the Amendment of the Whole.

1. The proposed ordinance would amend Chapter 10, Article XIX (South Africa Divestment Ordinance) of the San Francisco Administrative Code by amending Sections 10.210 through 10.217 and 10.219 to prohibit entities that do business with South Africa to lease property from the City; adding Section 10.218 to allow an entity to submit a declaration of divestment plans; and clarifying the definition of "Prohibited Ownership Interest."

2. The City's South Africa Divestment Ordinance prohibits the City from investing City funds, contracting for services or purchasing goods from entities that do business with South Africa. The proposed ordinance would extend these restrictions to apply to leases and other agreements for the use or sale of the City's real property except leases and other agreements which have a duration of less than 30 days in any calendar year, or which have a monthly rental of less than \$100 (such as convention facility rentals and street permits), or are for the purpose of granting easements or rights of way over City property.

The Departments or Commissions authorized to lease property would be responsible for promulgating regulations and preparing written reports regarding implementation of the portions of the Ordinance pertaining to the City's real property.

3. The proposed ordinance would also add Section 10.218 to allow entities to submit a declaration to the City stating that the entity has begun to divest from South Africa and plans to complete its divestment by March of 1991. This declaration would allow the entity to do business with the City, with the Purchaser monitoring the progress of the entity's divestment activities. Financial institutions which own a minority interest in a foreign-chartered financial institution whose banking transactions with South Africa are less than five percent of total banking transactions, are also exempt from the provisions of the Ordinance.

4. Under the proposed ordinance (Section 10.211K), a "Prohibited Ownership Interest" would be defined as any business that 1) has more than a five percent interest in a business that does business with South Africa, 2) subcontracts with a business that does business with South Africa, or 3) is owned by a business that does business with South Africa. In addition, Section 10.215C of the proposed ordinance would provide that an entity having a "Prohibited Ownership Interest" would be defined as businesses doing business with 1) the government of South Africa, 2) any entity organized under the laws of South Africa, or 3) any customer, if the business transaction with the customer assists that customer's operations in, or that customer's trading with any public or private entity in South Africa. In determining whether that customer does business with South Africa, the

business would not be required to make inquiry "beyond that made in the normal course of that person's or entity's business."

Comments

1. Mr. Rudy Nothenberg, Chief Administrative Officer, states that the discussion of excluding convention facility rentals and street permits needs to be extended in Sections 10.213A, B and C of the Ordinance. In addition, Mr. Nothenberg indicates that implementation of Section 10.215C, which would require companies to provide assurances regarding their customers' activities, would require the Purchaser to ask vendors to provide a copy of an appropriate contractual document such as a Purchase Order or Sales Order, as evidence of contractual provisions binding vendors' customers and sub-customers. The CAO's Office believes that many vendors would not or could not provide such evidence.

2. Mr. Marvin Geistlinger, Director of Purchasing, indicates that the proposed ordinance would significantly change the City's standards for determining whether a business does business in South Africa. Mr. Geistlinger states that implementation of the proposed ordinance would involve changing the Declaration currently in use, mailing the new Declaration to all vendors, extensive consultation with departments and vendors and additional responsibilities to justify additional exceptions. As a result, Mr. Geistlinger indicates that, in order to implement the proposed ordinance, the Department would require additional personnel and other expenses. Mr. Geistlinger has prepared an estimate of the Department's additional funding needs, as follows:

<u>Purchasing Personnel</u>	
Purchaser (1 FTE)	\$54,411
Clerical (1 FTE)	37,993
<u>Services of the City Attorney</u>	
	60,000
<u>Other expenses</u> (equipment, materials and supplies)	
	<u>12,500</u>
Total	\$164,904

3. According to Mr. DeLucchi, Director of Property, the proposed ordinance would increase the administrative costs of processing leases for City departments by an indeterminable amount. Mr. DeLucchi states that any increased costs could be expected to be charged to the user departments. In addition, Mr. DeLucchi states that the proposed ordinance could potentially result in decreased rental rates if, as a result of the proposed ordinance, the Real Estate Department were required to lease the property at less than fair market value.

4. Ms. Veronica Sanchez of the Port indicates that they have sought advice from the City Attorney regarding the application of the proposed ordinance on the lease of the Port's marine terminals, and will be presenting the Committee with the City Attorney's statement at the meeting.

Recommendation

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

Item 11 - File 83-90-2

1. This item is a hearing to consider the status of the homeless population that lived in the Civic Center Plaza prior to July 6, 1990.
2. According to Ms. Judy Schutzman of the Department of Social Services (DSS), outreach activities were organized for the week of July 1st in an attempt to alert the Civic Center homeless population of the City services available to them. Ms. Schutzman reports that staff from DSS, the Department of Public Health's Health Care of the Homeless Program, Mental Health, and several City Substance Abuse Centers, as well as staff from the two new Multi Service Center shelters at 1001 Polk Street and 525 5th Street, all participated in outreach activities at the Civic Center Plaza on July 1, 2, 3 and 5th.
3. Ms. Schutzman also reports that caseworkers talked with the homeless people and distributed flyers in English and Spanish which described the services available at the two new homeless shelters. (See attached copy). In an effort to keep track of the number of homeless people from the Civic Center Plaza area who received assistance, the caseworkers distributed tickets redeemable for lodging at the shelters. 575 tickets were handed out and 280 were redeemed.
4. The City provided two vans, stationed at the corner of Polk and Grove, to transport the homeless people to the shelters. Once entering a shelter, each homeless person received a consultation with a social worker to discuss the types of assistance available and assess what types of assistance the person would be eligible for. The basic services provided at the shelter include housing, access to General Assistance applications, health care assistance, limited storage for belongings, and meals. Ms. Schutzman reports that each homeless person was given an offer of assistance services which the person could accept or reject. Of the 280 homeless persons counseled, Ms. Schutzman reports that only 22 refused any assistance. According to data recorded by DSS, 161 homeless persons were referred to the two new Multi Service Centers, 77 were referred to residential hotels, and 18 were referred to permanent housing programs.
5. According to Mr. Bob Prentis of the Department of Public Health, additional medical examiners were stationed at the Multi Service Centers during the week of July 1st for medical screening of the Civic Center Plaza homeless persons. Mr. Prentis reports that several of the homeless persons were in need of medical treatment and one was sent to the hospital immediately.
6. Ms. Schutzman reports that the outreach activities were performed by regular employees working their regular hours. No overtime for DSS or DPH employees was required.
7. Captain Dennis Martel of the Police Department reported that he had approximately 30 Police Officers at the Civic Center Plaza and approximately 24 more on reserve for about four hours on July 6, 1990, to expedite the evacuation of the homeless persons located at the Civic Center Plaza. Captain Martel reported

BOARD OF SUPERVISORS
BUDGET ANALYST

Memo to Committee on Economic and Social Policy
July 26, 1990

that approximately 20 hours of Police Department overtime were used, as some of the Police Officers had to be at the Civic Center Plaza two hours earlier than their regular shift began. Although the Police Department has not yet finalized their overtime computations, the Budget Analyst estimates that 20 hours of Police Officer overtime would cost approximately \$1,122.

BOARD OF SUPERVISORS
BUDGET ANALYST

INFORMATION FOR HOMELESS PEOPLE IN THE CIVIC CENTER AREA

TWO NEW MULTI-SERVICE CENTERS ARE OPENING ON JULY 2, 1990.

OUTREACH WILL OCCUR JULY 1, 2, 3, 5, 1990. YOU WILL NO LONGER BE PERMITTED TO SLEEP OVERNIGHT OR LODGE AT ANY TIME IN THE CIVIC CENTER AREA AFTER JULY 5, 1990.

THE MULTI-SERVICE CENTERS WILL OFFER:

- TRANSPORTATION
- HOUSING
- ACCESS TO GENERAL ASSISTANCE
- HEALTH ASSISTANCE
- LIMITED STORAGE FOR BELONGINGS
- SNACKS
- RESIDENT MEALS (BREAKFAST AND DINNER)

YOU MUST BRING THIS FLYER AND THE ATTACHED TICKET TO 1001 POLK STREET (CORNER OF GEARY) TO RECEIVE SERVICES BETWEEN 9:00 AM AND 4:00 PM BEGINNING ON MONDAY, JULY 2ND.

THE TICKET IS ONLY GOOD AS DATED.

IF YOU NEED A RIDE TO THE MULTI-SERVICE CENTER, A VAN WILL BE AVAILABLE AT THE CORNER OF POLK AND GROVE BETWEEN 8:30 AM AND 3:30 PM BEGINNING JULY 2, 3, 5, 1990.

Item 12 - File 13-90-12

1. The proposed resolution would ask the U.S. Military to work with the San Francisco Library toward the establishment of a public document repository that would enable members of the public to have access to documents regarding the closure of military installations and toxic issues that may arise from such closure; asking the U.S. Military to extend their public review timeliness for draft and final environmental impact statements on local base closures; asking the U.S. Military to provide documents to the Arms Control Research Center and urging the Mayor to urge the Library Commission to assist in this endeavor.

2. The U.S. Military is currently considering closing seven of 25 military installations in the San Francisco Bay Area and all three military installations located within the City (The Presidio, Treasure Island and Hunter's Point). All seven of the military facilities to be closed have identified hazardous waste contamination problems that would be cleaned-up by the Federal Government prior to closing of the installations.

3. The proposed resolution would specifically ask the U.S. Army and Navy to do the following:

- Work with the San Francisco Public Library to establish a public documents repository at either the Main Branch of the San Francisco Library or a central alternative location that would provide the general public with information concerning the U.S. Military's plans for hazardous waste clean-up at the military facilities to be closed.
- Extend their public review timeliness for the Draft and Final Environmental Impact Statements on local base closures from one month to two months and that the public be given one month instead of two weeks advance notice of these hearings.
- Provide the Arms Control Research Center, a non-profit organization, a complete set of documents relating to hazardous waste clean-ups at military installations.

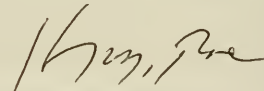
4. The proposed resolution would also state that the above actions are necessary to insure that the views of citizens of San Francisco are incorporated into the policy making process and would urge the Mayor to urge the Library Commission to assist in this endeavor.

Comment

Ms. Delores Gater of the Public Library's Business, Science and Documents Department states that the Public Library would be able to provide the space at the Main Library to make these documents available to the general public, if the documents are provided by the U.S. Military. Ms. Gater adds that it is possible that if there were a significant number of requests to use these documents by the general public that this could put a strain on the Department's personnel resources and require additional personnel.

Recommendation

The proposed resolution is a policy matter for the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Legislative Policy Analysts
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

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CALENDAR - [ACTIONS TAKEN]
DOCUMENTS DEPT

MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

JUL 31 1990
SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY, JULY 26, 1990 - 10:00 A.M. ROOM 228, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

ABSENT: SUPERVISOR WARD - ITEM 1

SUPERVISOR GONZALEZ - ITEM 12

CLERK: GAIL JOHNSON

1. File 214-90-1. [Sister City Program with Wellington, New Zealand] Resolution urging the Mayor to create a Sister City Program with Wellington, New Zealand. (Supervisor Kennedy)

ACTION: Recommended.

2. File 214-90-2. [Sister-City - Esteli, Nicaragua] Resolution urging the Mayor to extend an invitation to the Government and the people of Esteli, Nicaragua to participate with the City and County of San Francisco as its Sister-City, and urging that copies of this resolution be sent to the Mayor and Council of the City of Esteli, Nicaragua, member of the national assembly, and the embassy of Nicaragua, and urging the Mayor to establish an Esteli Sister-City Committee. (Supervisors Hallinan and Gonzalez)

ACTION: Recommended.

3. File 115-90-6. [Negative Declaration] Resolution adopting final negative declaration, finding and determining that adoption of oil and gas facilities ordinance as a permanent amendment to Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) will not have a significant impact on the environment, and adopting and incorporating findings of final negative declaration; companion measure to File 115-90-6.1. (Supervisor Alioto)

ACTION: Recommended.

4. File 115-90-6.1. [Oil and Gas Facilities] Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Article 12 to create the M-2 (OGS) and M-2 (OGP) overlay zoning district categories and to require conditional use authorization for activities related to the construction and operation of oil and gas facilities; companion measure to File 115-90-6. (Supervisor Alioto)

(Approved by City Planning Commission Resolution No. 11926)

ACTION: Recommended.

5. File 30-90-9. [Public Health - Plan Acceptance] Resolution accepting and approving the San Francisco Department of Public Health Strategic Plan for Mental Health, Substance Abuse and Forensic Services. (Supervisor Walker)

ACTION: Continued to August 22, 1990, meeting at request of author.

6. File 215-90-1. [Recommendations of Environmental Summit] Resolution adopting the recommendations of the International Local Governments Summit on the Environment with the San Francisco amendment. (Supervisor Kennedy)

ACTION: Amended on line 16, by replacing "toxic waste disposal" with "toxics use reduction". Recommended as amended.

7. File 125-90-1. [Utility Shutoff] Ordinance amending Part II, Chapter XII of the Housing Code relating to earthquake emergency guidelines by adding Section 712 providing for the identification of utility shutoff devices, and by amending Section 206 relating to retroactivity. (Supervisor Gonzalez)

ACTION: Continued to August 22, 1990, meeting at request of author.

8. File 126-90-1. [Condominium Conversions] DRAFT ordinance amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Section 1396 thereof to provide for certain exemptions and adding Section 1396B thereto to exempt from the conversion limitations of Section 1396 large buildings where two-thirds of the tenants agree to the conversion, and amending Chapter 37 of the San Francisco Administrative Code by amending Section 37.9 thereof to provide that landlords may not evict tenants from units converted to condominiums under Subdivision Code Section 1396B on the ground that the landlord or a relative desires to occupy the unit. (Supervisors Kennedy, Alioto, Nelder, Hsieh, Gonzalez, Maher)

(Categorically exempt from environmental review)

(Continued from 7/12/90)

ACTION: Amendment of the Whole bearing same title (approved as to form), as presented by Supervisor Kennedy, adopted. Amended. (See File for details.) Continued to August 22, 1990, meeting.

9. File 97-90-6. [Divestment] Ordinance amending Administrative Code by amending Chapter 10, Article XIX, by amending Sections 10.210, 10.211, 10.212, 10.213, 10.214, 10.215, 10.216, 10.217, and 10.219 to prohibit leases, permits, licenses or other agreements for use of City property with persons, financial institutions or other businesses having specified relations with either the government of South Africa or certain private entities doing business with or in South Africa; clarifying prohibited relationships; exceptions, and adding Section 10.218 allowing an entity to submit a declaration pursuant to a withdrawal plan. (Supervisors Kennedy and Ward)

(Continued from 6/28/90)

ACTION: Amended. (See File for details.) Recommended as amended. (To Board for Consideration on August 20, 1990.)

10. File 109-90-2. Hearing to consider problems incident to tenancies in common and the appropriateness of restrictions and controls relative to displacing renters. (Supervisor Hallinan)

ACTION: Continued to August 22, 1990, meeting at request of author.

11. File 83-90-2. Hearing to consider the status of the homeless population that lived in Civic Center Plaza prior to July 6, 1990, including but not limited to information regarding the locations of these persons and any aid given or programs used to help relocate them, as well as assistance given in trying to help them break free from the cycle of homelessness. (Supervisor Hallinan)

ACTION: Hearing held. Filed.

12. File 13-90-12. [Military Base Closures] Resolution asking the United States Military to work with the San Francisco Library toward the establishment of a public document repository that will enable members of the public to have access to documents regarding the closure of military installations and toxics issues that may arise from such closure; asking the Military to extend their public review timeliness for draft and final environmental impact statements on local base closures; asking the Military to provide documents to the Arms Control Research Center; and urging the Mayor to urge the Library Commission to assist in this endeavor. (Supervisor Alioto)

ACTION: Amended. (See Files for details.) New title: "Asking the United States Military to work with the San Francisco Library toward the establishment of a public document repository that will enable members of the public to have access to documents regarding the closure of military installations and toxics issues that may arise from such closure; asking the Military to extend their public review timeliness for draft and final environmental impact statements on local base closures; asking the Military to provide documents to the Arms Control Research Center and/or to other public interest organizations, with proven interest and participation in this process; and urging the Mayor to urge the Library Commission to assist in this endeavor." Recommended as amended. (To Board as a Committee Report for consideration on July 30, 1990.)

22
CITY AND COUNTY



OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

DOCUMENTS DEPT.

AUG 17 1990

August 17, 1990

SAN FRANCISCO
PUBLIC LIBRARY

TO: Economic and Social Policy Committee
FROM: Budget Analyst - recommendations
SUBJECT: August 22, 1990 Economic and Social Policy Committee Meeting

Item 2 - File 30-90-9

Note: This item was continued from the July 26, 1990 Economic and Social Policy Committee Meeting.

1. Section 15.7 of the San Francisco Administrative Code requires that the Department of Public Health (DPH) assure the development of a long term San Francisco Mental Health Services Plan. The proposed resolution would approve the DPH's Strategic Plan for Mental Health, Substance Abuse and Forensic Services, as approved by the Health Commission, which is on file in the Clerk's Office.

2. The Strategic Plan describes goals and general strategies for providing more effective services to residents of the City who are emotionally disturbed children, adults and seniors who are mentally ill, substance abusers, forensic clients and forensically-linked victims and mentally ill offenders; and to those in these groups who have special needs, such as ethnic groups, homeless, women, sexual minorities, persons with HIV and the physically and developmentally disabled.

3. The DPH reports that the Department will be preparing Annual Division Action Plans which describe specific actions that the Division of Mental Health, Substance Abuse and Forensic Services (DMSF) will take to implement the Strategic Action Plan. The Annual Division Action Plans will be used in the future to shape the DMSF budget requests.

Comment

Ms. Monique Zmuda of DMSF indicates that DMSF's FY 1990-91 budget includes programs and services to implement some of the proposed strategies in the Strategic Plan. Ms. Zmuda also reports that the DPH will use the priorities established in the Strategic Plan to adjust the DMSF's programs and services as required by the State's FY 1990-91 budget cuts.

Recommendation

Approve the proposed resolution.

Item 5 - File 125-90-1

Note: This item was continued from the July 26, 1990 Economic and Social Policy Committee Meeting.

1. The proposed ordinance would amend the Municipal Code (Housing Code) to require that directions showing the location of utility shutoff devices be posted in a public area of all apartment buildings.

2. The proposed ordinance would amend Part II, Chapter XII of the San Francisco Housing Code by adding Section 712, to read as follows:

Sec. 712 IDENTIFICATION OF UTILITY SHUTOFF DEVICES.
Existing apartment houses shall have directions showing the location of utility shutoff devices, and instructions for operating such devices, prominently posted in a public area of the building.

All utility services shall have their location and shutoff devices identified as required by the San Francisco Building, Plumbing and Electrical Codes.

3. The proposed ordinance would also amend Section 206 of Part II, Chapter XII of the Housing Code to make Section 712 retroactive, thereby requiring already existing apartment buildings to post the location of utility shutoff devices in a public place.

4. The proposed ordinance is designed to assist apartment building tenants in shutting off gas and other utilities in the event of an earthquake or other major catastrophe.

5. Mr. Peter Burns of the Bureau of Building Inspection (BBI) reports that BBI is planning to incorporate this additional item into its routine building inspection process. Therefore, Mr. Burns estimates that the financial impact of the proposed ordinance on BBI will be insignificant.

Recommendation

Approve the proposed ordinance.

Item 7 - File 110-90-1

1. The proposed resolution would impose interim zoning controls to temporarily prohibit the construction of new hotels or the conversion of existing uses to new hotels for an 18 month period. For example, an existing commercial or office building use could be converted to a hotel and be subject the controls of this legislation.

2. The City Planning Code permits hotels as principal or conditional uses in RH-2, RH-3, mixed residential, residential-commercial, commercial, and industrial areas of the City.

3. The proposed resolution would enable the City to prohibit, for an 18-month period, the construction of new hotels and the conversion of existing uses to new hotels. During this time, the Board of Supervisors and the City Planning Department would be able to study the impacts of such new constructions and conversions of existing uses and devise permanent controls as appropriate. The proposed legislation states that the proliferation of such new hotels from new construction and conversions of existing uses has had an adverse impact upon residential and mixed residential areas and has displaced other businesses in commercial and industrial areas, which is contrary to the public health, safety and general welfare.

4. During the 18-month period of the proposed interim zoning controls, the City would not receive, consider or approve any application for a permit to construct a new hotel or to convert an existing use to a new hotel in any area of the City where hotel uses are authorized.

5. The proposed legislation would exempt residential hotels and hotel reconstructions due to a natural calamity (e.g., fire, earthquake or other natural disaster).

Comments

1. The Department of City Planning (DCP) advised the Board of Supervisors on June 12, 1990, that the proposed 18-month moratorium on the construction of new hotels or the conversion of other uses to hotels is exempt from environmental review by the City. DCP has concluded that the proposed hotel moratorium would not result in any significant effects on the environment, as follows:

"The duration of the moratorium is brief, particularly relative to the time-frame expected for new hotel development. In all likelihood, applicants seeking approval(s) for new hotels during the moratorium would wait this period out. It is unlikely any applicants would alternatively seek locations outside of San Francisco during this period. Based on the temporary duration of the proposed controls, their prohibitive versus permissive nature and intent to preserve the status quo and prevent physical change,

Memo To Economic and Social Policy Committee
August 22, 1990 Economic and Social Policy Committee Meeting

it can be seen with certainty that the controls would not result in any significant effects on the environment."

2. According to Mr. George Williams of the Department of City Planning (DCP), DCP has not completed nor is currently undertaking any studies associated with the impact that the proliferation of new hotels might have on residential and mixed residential areas in the City, as stated in the proposed legislation.

3. According to Mr. David Madway, General Counsel to the San Francisco Redevelopment Agency (SFRA), existing redevelopment plans would also be exempted from the proposed resolution. However, Mr. Madway advises that it would be SFRA's policy to conform its actions to this proposed resolution, if approved.

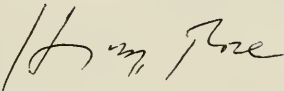
4. In a related matter, Proposition H, on the November 1990 ballot, is an Initiative Measure which would prohibit non-maritime use of land including hotel uses on the waterfront, until a Waterfront Land Use Plan is completed. At the present time there are two proposed waterfront developments involving hotels, Piers 24-26, the San Francisco Sailing Center, and Piers 30-32, the Cruise Terminal. Mr. Rick Wiederhorn of the Port Commission advises that further work on the development of these hotel proposals would await the outcome of the upcoming vote on Proposition H.

5. In reviewing the financial impact of Proposition H, the Controller concluded that Proposition H could have a negative effect on both Port revenues and general fund revenues from property, business, sales, and other tax sources, the amount of which is indeterminate but could be substantial. Since the proposed legislation would prevent the development of new hotels or the conversion of existing uses to new hotels, there would also be an effect similar to Proposition H on potential revenues from tax sources. The amount of potential lost revenues related to the subject legislation is indeterminate at this time.

Memo To Economic and Social Policy Committee
August 22,1990 Economic and Social Policy Committee Meeting

Recommendation

Approval of the proposed resolution is a policy matter for the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Legislative Policy Analysts
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

AUG 28 1990

CALENDAR

MEETING OF

ECONOMIC & SOCIAL POLICY COMMITTEE

BOARD OF SUPERVISORS

CITY AND COUNTY OF SAN FRANCISCO

WEDNESDAY, AUGUST 22, 1990 - 2:00 P.M.

LEGISLATIVE CHAMBER
2ND FLOOR, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

ABSENT: SUPERVISOR WARD - ITEMS 2, 3 AND 6

CLERK: GAIL JOHNSON

CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:

- (a) File 15-90-3. [Taxi Zone] Consideration of revocation of taxi zone at Seventh Street, west side, from 5 feet to 85 feet north of Mission Street (35-foot zone), and from 7 feet to 48 feet north of Jessie Street (41-foot zone). (Department of Parking and Traffic)

- (b) File 18-90-16. [Stop Intersections] Consideration of establishment of Stop intersections, various streets. (Department of Public Works)

Stop Signs - Establish

Ingalls Street and Fitzgerald Avenue, southeast and northwest corners, stopping Ingalls Street traffic (makes this an all-way STOP).

Christopher Drive and Oak Park Drive, all corners (makes this an all-way STOP).

Dublin Street and Russia Street, southeast and northwest corners, stopping Dublin Street traffic.

- (c) File 18-90-18. [Stop Intersections] Consideration of establishment of Stop intersections, various streets. (Department of Parking and Traffic)

Stop Signs - Establish

Capra Way and Mallorca Way, southwest corner, stopping Capra Way traffic.

Morningside Drive and Ocean Avenue, southeast and northwest corners, stopping Morningside Drive traffic.

- (d) File 19-90-10. [Parking Regulations] Consideration of establishment and revocation of parking regulations, various streets. (Department of Parking and Traffic)

Fifteen-Minute Parking, 7:00 A.M. - 6:00 P.M., Except Sunday - Revoke

Holloway Avenue, north side, between Varela Avenue and Cardenas Avenue.

Tow-Away, No Parking Anytime - Establish

Pacific Avenue, south side, from 71 feet to 91 feet west of Montgomery Street (20-foot zone).

Tow-Away, No Parking Anytime - Establish

Fair Avenue, south side, between Mission and Coleridge Streets.

- (e) File 20-90-11. [Traffic Regulations] Consideration of establishment and revocation of traffic regulations, various streets. (Department of Parking and Traffic)

Tow-Away, No Stopping Anytime - Establish

Quintara Street, south side, between Thirty-Sixth Avenue and Sunset Boulevard.

Rivera Street, north side, between Sunset Boulevard and Thirty-Seventh Avenue.

No Turn on Red - Establish

Alemaney Boulevard, eastbound, at Ottawa Street/Huron Street intersection.

No Left Turn into Driveway - Establish

Mission Street, eastbound, 150 feet east of Third Street.

No Left Turn - Revoke

Fillmore Street, northbound, at Bay Street and Cervantes Boulevard.

ACTION: Item e removed from Consent Calendar.
Remainder of the Consent Calendar recommended.

- (a) File 15-90-3. Department of Parking and Traffic recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Rescinding location of taxicab stand on Seventh Street." Recommended.
- (b) File 18-90-16. Combined with File 18-90-18.
- (c) File 18-90-18. Department of Parking and Traffic recommendations recommended. File 18-90-16 combined herewith. Resolution prepared in and reported out of Committee entitled: "Designating certain intersections as Stop intersections." Recommended.
- (d) File 19-90-10. Department of Parking and Traffic recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting and rescinding parking regulations, various streets." Recommended.

- (e) File 20-90-11. Question divided. Question on "Consideration of revocation of No Left Turn on Fillmore Street, northbound, at Bay Street and Cervantes Boulevard" severed and considered separately under File 20-90-11.1. Remaining Department of Parking and Traffic recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulations, various streets." Recommended.

File 20-90-11.1. Hearing held. Question on "Consideration of revocation of No Left Turn on Fillmore Street, northbound, at Bay Street and Cervantes Boulevard" severed from File 20-90-11. Department of Parking and Traffic regulation recommended. Resolution prepared in and reported out of Committee entitled: "Rescinding traffic regulation on Fillmore Street." Recommended. (Supervisor Kennedy Dissenting)

REGULAR CALENDAR

2. File 30-90-9. [Public Health - Plan Acceptance] Resolution accepting and approving the San Francisco Department of Public Health Strategic Plan for Mental Health, Substance Abuse and Forensic Services. (Supervisor Walker)

(Continued from 7/26/90)

ACTION: Hearing held. Recommended.

File 30-90-9.1. Hearing held. Resolution prepared in and reported out of Committee entitled: "Urging the Mayor to urge the Health Commission to establish a task force on victims of violence." Recommended.

3. File 109-90-2. Hearing to consider problems incident to tenancies in common and the appropriateness of restrictions and controls relative to displacing renters. (Supervisor Hallinan)

(Continued from 7/26/90)

ACTION: Hearing held. Ordinance, as presented by Supervisor Hallinan, adopted. Entitled: "Amending Chapter 37 of the San Francisco Administrative Code by amending Section 37.9 thereof to provide that landlords purchasing buildings after October 1, 1990, may not evict tenants on the ground that the landlord or a relative intends to occupy the unit unless the building consists of four or fewer residential units and the landlord owns at least twenty-five percent of the building." Add Supervisor Gonzalez as co-sponsor. Continued to September 12, 1990, meeting.

4. File 126-90-1. [Condominium Conversions] DRAFT ordinance amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Section 1396 thereof to provide for certain exemptions and adding Section 1396B thereto to exempt from the conversion limitations of Section 1396 for the period from August 1990 through December 1992 the conversion of 1000 units annually in apartment complexes of _____ to 200 units where two-thirds of the tenants agree to the conversion, making findings with respect to the exemption, and amending Chapter 37 of the San Francisco Administrative Code by amending Section 37.9 thereof to provide that landlords may not evict tenants from units converted to condominiums under Subdivision Code Section 1396B on the ground that the landlord or a relative desires to occupy the unit. (Supervisors Kennedy, Alioto, Nelder, Hsieh, Gonzalez, Maher)

(Categorically exempt from environmental review)

(Continued from 7/26/90)

ACTION: Amendment of the Whole (approved as to form), as presented by Supervisor Kennedy, adopted.
Entitled: "Amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Section 1396 thereof to provide for certain exemptions and adding Section 1396B thereto to exempt from the conversion limitations of Section 1396 for the period from December 1990 through December 1992 the conversion of 1000 units annually in apartment complexes of 200 units or less where two-thirds of the tenants agree to the conversion, making findings with respect to the exemption, and amending Chapter 37 of the San Francisco Administrative Code by amending Section 37.9 thereof to provide that landlords may not evict tenants from units converted to condominiums under Subdivision Code Section 1396B on the ground that the landlord or a relative desires to occupy the unit." Continued to September 12, 1990, meeting. (Supervisors Alioto and Nelder have asked to have their names removed as co-sponsors.)

5. File 125-90-1. [Utility Shutoff] Ordinance amending Part II, Chapter XII of the Housing Code relating to earthquake emergency guidelines by adding Section 712 providing for the identification of utility shutoff devices, and by amending Section 206 relating to retroactivity. (Supervisor Gonzalez)

(Continued from 7/26/90)

ACTION: Continued to September 26, 1990, meeting, at request of author.

6. File 40-90-12. [Residential Permit Parking] Resolution extending the boundaries of Residential Permit Parking Area "G" in the Pacific Heights area, and adding Post Street, between Lyon Street and Presidio Avenue, both sides, to the list of streets upon which time limitations shall apply. (Department of Public Works)

ACTION: Hearing held. Recommended.

7. File 110-90-1. [Hotel Moratorium] Resolution Imposing interim zoning controls to temporarily prohibit the construction of new hotels or the conversion of existing uses to new hotels for an eighteen-month period. (Supervisor Walker)

(General Rule Exclusion from environmental review)

ACTION: Continued to September 12, 1990, meeting, at request of author.

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CITY AND COUNTY



Public Library, Documents Dept.
OF SAN FRANCISCO
ATTN: Gerry Roth

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

September 10, 1990

DOCUMENTS DEPT.

TO: Economic and Social Policy Committee

SEP 12 1990

FROM: Budget Analyst - *Recommendation*

SAN FRANCISCO
PUBLIC LIBRARY

SUBJECT: September 12, 1990 Economic and Social Policy Committee Meeting

Item 1 -File 97-90-16

Note: This item was continued from the June 28, 1990 Economic and Social Policy Committee Meeting.

1. The proposed ordinance would enact changes to the San Francisco Administrative Code by adding a new section entitled Assisted Housing Preservation. The City Attorney's Office reports that their review of the proposed ordinance has not yet been completed.

2. The proposed ordinance has the public purpose (1) to assist public and private efforts to ensure that affordable housing to very low, low and moderate income households is not permanently removed from the housing stock, (2) to preserve and promote a supply of housing that is affordable to very low, low and moderate income residents in the community, (3) to protect the diversity of the community by preventing displacement of very low, low and moderate income households, and (4) to prevent homelessness. At the present time, the stock of affordable rental units may be reduced significantly due to the owner's (landlord's) prepayment of loans or termination of rent subsidies which have the effect of terminating restrictions on occupancy, rent, and use of such units for the benefit of lower income households. The proposed ordinance would also ensure that the City, concerned nonprofit organizations and affected tenant households receive adequate notice that affordability restrictions may terminate and thus enable interested parties to respond to the potential problems created by conversions of subsidized rental units to market-rate housing.

3. The proposed ordinance includes findings which conclude that the loss of affordable rental units resulting from conversion to market rate housing will have an adverse impact on the goal of preserving and expanding the existing stock of affordable housing by placing additional burdens on the City's limited affordable housing resources.

4. The proposed legislation would require any owner of an Assisted Housing Project (development with subsidized units) to notify the Deputy Mayor for Housing and Neighborhoods (Deputy Mayor) and each affected tenant at least eighteen months prior to the intended prepayment and/or termination of an assisted housing development. The notification would require a description of the owner's plans, number of affected subsidized rental units, current and proposed, rent schedules, pending sales contracts and certification that the Deputy Mayor has been notified. Within 21 days after that certified notification, the owner must submit detailed financial information to the Deputy Mayor and must make available all financial books and records upon ten days' advance notice by the Deputy Mayor.

5. The Planning Commission would be required to hold a public hearing on the intended action within ninety days of notification to the Deputy Mayor. Within thirty days after the hearing, the Planning Commission must complete and forward its findings to the Board of Supervisors who in turn must accept the findings or return the measure to the Planning Commission for revision.

6. The proposed ordinance would require owners of assisted housing to pay each displaced tenant households up to \$5,250 in relocation benefits as the result of a housing development conversion.

7. The proposed legislation would provide "Qualified Entities" the opportunity to purchase housing developments subject to this legislation as an alternative to a pending action by an existing owner to terminate subsidized housing units. A Qualified Entity could include the tenant association of the housing development in question, a nonprofit organization, a limited partnership with a nonprofit corporation as general partner or a public agency. A Qualified Entity would need to substantiate to the Deputy Mayor its capacity to own and manage the housing development for its remaining useful life and for its intended occupancy of very low, low and moderate income households.

8. The proposed ordinance provides for administrative relief allowing an owner or Qualified Entity to petition the Housing Preservation Appeals Board for relief from strict compliance with the provisions of this legislation. Civil actions are also included which would permit the City, any tenant household of an affected development, any related nonprofit organization or an affected tenant association to institute a civil proceeding to restrain an Owner in failing to comply with provisions of this proposed ordinance. Violators would be liable for civil penalties not to exceed \$5,000 for each separate violation.

Comments

1. As previously noted, the City Attorney's Office has not yet completed its review of the proposed ordinance.

2. The Mayor's Office of Housing (MOH) advises that preliminary meetings with interested non-profit housing corporations and the Department of City Planning, the San Francisco Redevelopment Agency (SFRA) and MOH have occurred to review the proposed legislation and to determine what administrative and program costs would be needed to carry out the Assisted Housing Preservation Ordinance. City and SFRA housing staff would be primarily needed to carry out the sections of the proposed ordinance dealing with Notice of Intent to Prepay and/or Terminate Housing Subsidies and Right of the Qualified Entities to Acquire an Assisted Housing Development in order to preserve the affordability of such housing. At the present time, SFRA Housing Production and Management staff has been designated to assist the Deputy Mayor for Housing to carry out the provisions of the proposed ordinance. According to Mr. Bill Rumpf of the SFRA, between \$30,000 and \$50,000 annually in existing SFRA staff and overhead costs would be allocated to comply with the provisions of this legislation.

3. MOH has identified 33 low income rental projects subject to termination of Federal mortgage and/or rent subsidies by December 31, 1992, and potential housing developments which would be the subject of this legislation over the next two and one-half years (See Attachment). The 33 low income rental projects contain 4,479 housing units. According to Ms. Carol Anderson of the San Francisco Redevelopment Agency, Federal legislation to extend Section 8 subsidies has currently passed the House and Senate and will be reviewed next in conference committee. Such legislation would affect an estimated 2,843 housing units in the 33 projects identified. Ms. Anderson advises that if such legislation does not pass, several hundred households may be adversely affected in existing housing development projects in the City, resulting in a conversion of such units to a market rate status.

4. According to the revised Residence Element to the City's Master Plan, the Department of City Planning has estimated that \$3.0 million annually in program costs would be needed in subsidies to preserve existing housing lost with the termination of current subsidies such as Section 8 and Section 236 financing programs.

Recommendation

The proposed ordinance to establish an Assisted Housing Preservation Program is a policy matter for the Board of Supervisors.

Low Income Rental Units Subject to Termination of
Federal Mortgage and/or Rent Subsidies
by December 31, 1992

Project Name	Address	Total No. Units	Total No. Units At-Risk
Glenridge Apts	9 Berkeley Way	275	76
Jackie Robinson	1340 Hudson Ave.	130	78
Vista Del Monte	49 Goldmine Dr.	104	60
Ridgeview Terrace	140 Cashmere St.	101	60
Royal Adah Arms	1240 Fillmore St.	142	95
El Bethel Arms	1234 McAllister St.	255	170
Loren Miller Homes	937 McAllister St.	107	6
Jones Memorial Homes II	2045 Sutter St.	155	60
Thomas Paine Square	1157 Turk St.	98	60
Prince Hall Apartments	1170 McAllister St.	92	92
Unlty Homes	220 Cashmere St.	94	50
Banneker Homes	725 Fulton	108	60
Jones Memorial Home	2045 Sutter St.	32	27
Univista Apartments	1340 Turk St.	24	16
Frederick D. Haynes Gard	1049 Golden Gate Ave.	104	50
Friendship Village No. I	40 Friendship	68	30
Buchanan Park Aparts	1160 Webster	68	40
Frlnship Village No. II	40 Frlnship	90	40
Laurel Gardens	1555 Turk St.	52	34
Ammel Park Coop	656 Grove St.	120	55
Bayview Apartments	5 Commer Ct.	146	45
All Hallows Gardens	65 Navy Rd.	157	45
Geneva Apartments	1001 Sunnydale	576	540
Mission Plaza	2027 Mission	132	132
Notre Dame Apartments	1590 Broadway	205	109
Crescent Manor	467 Turk St.	92	92
The Alexander	230 Eddy St.	179	178
Antonia Manor	180 Turk St.	133	132
Bethany Center	580 Capp St.	134	65
Maria Manor	174 Ellis St.	119	118
Alexis Apartments	390 Clementina	206	50
Marlton Manor	240 Jones St.	151	149
Park Sunset	1353 Seventh Ave.	30	29
		4,479	2,843

Item 3 - File 81-90-3

Item: The proposed ordinance would amend Part II, Chapter II of the San Francisco Municipal Code by adding a new Section 249, to create an Affordable Housing Special Use District.

Description: Under the proposed legislation, Section 249 of the Municipal Code would provide for the creation of an Affordable Housing Special Use District located at the northwest corner of Sixteenth and Church Streets (Assessor's Block 358 - Lots 8 and 9). The following provisions would apply with regard to the proposed Affordable Housing Special Use District:

1. Any housing developer who agrees to construct at least 20 percent of the total units of a housing development for low income households or 10 percent of the total units of a housing development for very low income households, would be entitled to a housing density increase of at least 25 percent over the number of dwelling units that would otherwise be permitted as a principal use in the district.
2. With the exception of rear yard requirements, all provisions of the Planning Code for residential development would continue to be applicable, including parking, setback, open space, and height and width standards. The proposed legislation provides that modification to or exception from otherwise applicable requirements regarding rear yards may be appropriate in the interest of furthering the critical goal of creating affordable housing.
3. The provisions of Section 249 would remain in effect until December 3, 1995.

Comments: 1. Pursuant to Section 302 (b) of the City Planning Code, the proposed legislation must be referred to the City Planning Commission for a hearing and a recommendation of approval or disapproval, prior to the Board of Supervisors taking any action on this matter. Mr. Larry McDonald of the City Planning Department reports that given the time required for the City Planning Commission to conduct a public hearing and to review the environmental impact related to the proposed legislation, that the Commission would probably meet no earlier than January 3, 1991, to consider its recommendation on the proposed legislation.

2. Mr. Joel Lipski, of the Mayor's Office of Housing reports that Catholic Charities is proposing to develop a 18-unit very low-income housing project at the Sixteenth and Church Street site. Mr. Lipski advises that the project would not be adversely affected if the City Planning Commission does not meet prior to January 3, 1991.

Recommendation: Continue the proposed ordinance and refer the proposed legislation to the City Planning Commission for review and recommendation for the Board of Supervisors.

Item 4 - File 161-90-7

Department: Redevelopment Agency

Item: The proposed resolution would amend the Hunters Point Survey Area to include an additional parcel for the purpose of studying the desirability of including that additional parcel in the Hunters Point Approved Redevelopment Project Area. The parcel would be known as Survey Area G (Hunters Point).

Description: The Board of Supervisors adopted Resolution No. 711-63 in December of 1963, which designated and described a survey area in Hunters Point to study the area for possible designation as a redevelopment project area. That study resulted in the Hunters Point approved Redevelopment Project Area as shown in Attachment 1.

The proposed legislation would designate and describe a survey area, to be known as Survey Area G (Hunters Point), which is an area non-contiguous with and approximately three-quarters of a mile southwest of the existing Hunters Point Redevelopment Project Area. Survey Area G would include the westerly 2.122 acres on Lot 1 and all of Lot 3A in Assessor's Block 5423A, located at the intersection of Phelps Street and Williams Avenue in Hunters Point. Survey Area G would be studied to determine whether it should be included within the Hunters Point Approved Redevelopment Project Area. Attachment 2 shows the proposed Survey Area G.

Survey Area G includes the former location of a Safeway Supermarket that was closed in 1988 and has been vacant since that time. With the closing of the supermarket, the residents of Hunters Point and the larger South Bayshore community, which includes over 10,000 households with approximately 29,500 residents, have been without a full-service grocery store to serve the needs of the residents. The former supermarket building is boarded up and has fallen into disrepair.

The Redevelopment Agency has been working with the South Bayshore community to find an appropriate site for a full-service grocery store. The site of the former Safeway Supermarket has been identified as a suitable site for the development of a full-size grocery store that would minimize the expenditure of public resources

BOARD OF SUPERVISORS
BUDGET ANALYST

while serving the needs of the South Bayshore community.

Comments:

1. Approximately one-third of the proposed survey area was sold to the City in May of 1989 for locating the new Potrero Police Station. The remaining approximately two acre site includes the 29,000 square foot supermarket building.
2. The Redevelopment Agency is requesting that the Police Station parcel which is to the east of the supermarket and an adjacent abandoned Southern Pacific spur track parcel which is to the south of the supermarket be included in the proposed survey area. According to the Agency, the spur track parcel, if included, would accommodate greater flexibility for parking or other uses.
3. According to Mr. Tom Conrad of the Redevelopment Agency, approval of the proposed resolution would be the first step in a multi-step process of incorporating the survey area into the Hunters Point Approved Redevelopment Project Area. Other steps in the process along with anticipated completion dates are as follows:

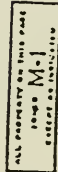
<u>Action</u>	<u>Completion Date</u>
a City Planning Commission amends Preliminary Plan and selects Amended Project Area	October, 1990
b Redevelopment Agency Commission adopts the Amendment to the Hunters Point Redevelopment Plan	October, 1990
c City Planning Commission finds the Amended Redevelopment Plan to be in conformity with the Master Plan and recommends adoption to the Board of Supervisors	November, 1990
d Board of Supervisors holds public hearings on the Amended Redevelopment Plan	December, 1990
e Board of Supervisors adopts the final Amended Redevelopment Plan	December, 1990

BOARD OF SUPERVISORS
BUDGET ANALYST

4. The study of the additional parcel to determine the designation as part of the Hunters Point Redevelopment Project Area and the remaining steps, as outlined above, would be performed by the Redevelopment Agency staff, with input from other City departments, as required. SFRA's 1990-91 approved budget includes \$4 million to acquire a site suitable for the development of a supermarket to serve the South Bayshore area.

Recommendation:

Approval of the proposed resolution is a policy matter for the Board of Supervisors.



PARCEL MAP

SUPERMARKET SITE

Item 7 - File 27-90-2

Note: This item was continued and transferred out of the Oversight Committee on February 13, 1990, and referred to the Economic and Social Policy Committee.

1. This item is a hearing to consider the compliance of the Human Rights Commission and the Airport with the Local Minority/Women Business Enterprise Ordinance.

2. Section 12D.3 of the Minority/Women/Local Business Ordinance outlines the policy of the City as follows:

"It is the policy of the City to ensure full and equitable opportunities for Minority Business Enterprises, Women Business Enterprises and local businesses to participate as prime contractors in the provision of goods and services to the City. This program is intended to correct identified discriminatory practices inherent in the City's procurement process and in the award of prime contracts to MBE/WBEs and to develop their status and capability as prime contractors of the City."

3. Section 12D.4 of the Ordinance provides that MBE and WBE bid preferences of the Ordinance shall be afforded only to economically disadvantaged minority and women-owned businesses subject to the following exemptions:

1. When the Director of the Human Rights Commission finds, with the advice of the contract awarding authority, that needed goods or services are available only from a sole source which is not an MBE or WBE, and the prospective contractor is not currently disqualified from doing business with the City, or from doing business with any governmental agency, based on a failure to comply with MBE/WBE; or contract compliance requirements.
2. If the contract awarding authority certifies in writing to the Director that (a) pursuant to the Administrative Code Section 6.30, the contract is necessary to respond to an emergency which endangers the public health or safety, and (b) there is no time to apply the bid preference and no MBEs or WBEs capable of performing the emergency work are immediately available, provided that the contract awarding authority certification was made prior to the Controller's contract certification.

4. Section 12D.14(E) of the ordinance requires that if the Director of the Human Rights Commission finds, after investigation, that a City Department in the process of awarding a contract(s) has deliberately failed to comply with the provisions of the ordinance, a written Finding of Noncompliance, specifying the nature of the noncompliance, must be transmitted to the City Department, the Commission, the Mayor and the Board of Supervisors. Additionally, the Director of the Human Rights Commission must attempt to resolve any noncompliance through conference and conciliation. If such efforts fail to resolve the noncompliance, the Director of the Human Rights Commission must transmit a copy of the Finding of Noncompliance, along with a finding that conciliation was attempted and failed, to the Human Rights Commission. The Human Rights Commission must notify the City Department to take appropriate action to secure compliance.

5. Certain allegations regarding the Airport's compliance with the Minority/Women Business Enterprise (MBE/WBE) Ordinance and with the Human Rights Commission's enforcement of that Ordinance have been made by various contractors and by the Commission's Contract Compliance Officer who monitors the Airport's contracts.

6. The Controller's Audits Division, at the request of the Board of Supervisors, conducted a limited scope review of construction contracts administered by the Airport's Facilities, Operations and Maintenance Division during the period of 1984 through 1990. That review sought to obtain specific information on the following issues:

- a. The process of awarding Contract No. 1952;
- b. A review as to whether Airport contracts advertised as federally funded were funded from the City's General Fund;
- c. Procedures used for awarding emergency contracts.

7. Based on that review, the Controller's Audits Division issued an audit report, dated May 4, 1990, entitled "Contracting Practices and Procedures at San Francisco International Airport." The Report's conclusions regarding the specific issues cited above are as follows:

The process of awarding Contract No. 1952

Our review disclosed that the awarding of the Contract No. 1952 was based on the HRC approval.

A review as to whether Airport contracts advertised as federally funded were funded from the City's General Fund

Our tests did not identify any Airport contract advertised and awarded as federally funded which in fact was funded by the City's General Fund.

Procedures used for awarding emergency contracts

Our tests indicate that there are procedures in place at the Airport in connection with emergency contracts that provide for participation by minority firms. However, it would be beneficial to have all the procedures involved in the processing of emergency contracts consolidated into a comprehensive checklist against which controls can be better monitored. Further, our tests indicate that the contract files are generally complete and that contracts are adequately monitored by the Facilities, Operations and Maintenance Division.

8. Attachment 1 is a letter from the Director of Airports to the Mayor pertaining to the Airport's 1988-89 MBE/WBE data.

9. Attachment 2 is a letter from the Director of Airports to the Airports Commission pertaining to the Airport's 1989-90 MBE/WBE data.

10. Attachment 3 is a letter from the Human Rights Commission regarding HRC's position on the issue of the Airports Commission's compliance with the MBE/WBE ordinance, and the HRC's position on the need for a hearing on this issue.

11. The City Attorney's Office reports that at least one lawsuit and at least one administrative complaint have been filed relating to the Airport contracting issue.

January 19, 1990

Honorable Art Agnos
Mayor
City of San Francisco
Room 200, City Hall
San Francisco, CA 94102

Dear Mayor Agnos:

In accordance with the City's MBE/WBE/LBE Ordinance 175-89, I am reporting the Airport's progress for the preceding Fiscal Year 1988-89 toward the achievement of MBE and WBE participation goals. As you know, the MBE/WBE/LBE Ordinance 139-84 was in effect which stipulated annual participation goals of 30% MBE and 10% WBE.

During 1988-89, our eligible contract dollars totaled \$23,873,844. Of this amount, \$8,477,115 (36%) was awarded to MBE primes and \$238,338 (1%) to WBE primes. Seven (7) concession leases were awarded: Cigarette Vending, California Products Shop (MBE), Mobile Catering A (MBE), Mobile Catering B (MBE), Duty Free Shop (In-Bond), Beauty Salon and Gifts/Newsstand Shop under a Principal Concession lease with MBE/WBE subleasing goals as a Newsstand (MBE) and Sports Shop (WBE). As previously indicated, three of these leases were awarded to MBE primes and two subleases were awarded to an MBE and a WBE.

For further identification of contracts by ethnic breakdown and dollar amount, I have enclosed computer printouts for both the construction/professional services contracts and concession leases. This annual report was also submitted to the Human Rights Commission on July 28, 1989.

If you or your staff should need additional information about our annual report, please let me know.

Very truly yours,

Original signed by
L. A. TURPEN

L. A. Turpen
Director of Airports

Enclosures

LAT:SC:ma

cc: Admin;Chron;File
2076D

ANNUAL MBE/WBE REPORT - FISCAL YEAR 1988/89

I. ANNUAL MBO CONTRACTING PERFORMANCE DATA

1.	Total eligible contract dollars awarded	\$23,873,884
2.	Total number of eligible contracts awarded	74
3.	Contract dollars awarded to MBE primes	\$ 8,477,115
4.	Percentage of contract dollars awarded to MBE's	36%
5.	Number of contracts awarded to MBE's	22
6.	Contract dollar amounts to:	
	Hispanic	\$ 4,429,714
	Asian/Pacific Islander	\$ 6,249,066
	Pilipino	\$ 395,000
	Black	\$ 116,175
7.	Number of contracts awarded to:	
	Hispanic	5
	Asian/Pacific Islander	10
	Pilipino	1
	Black	2
8.	Contract dollars awarded to WBE primes	\$ 238,338
9.	Percentage of contract dollars awarded to WBE's	1%
10.	Number of contracts awarded to WBE's	8
11.	Contract dollars awarded to WBE's:	
	Hispanic	\$ 61,000
	Asian/Pacific Islander	\$ 46,000
	White	\$ 101,975
	Black	\$ 29,363
12.	Number of contracts awarded to WBE's:	
	Hispanic	1
	White	3
	Black	2
	Asian/Pacific Islander	2

II. ANNUAL MBO CONCESSION PERFORMANCE DATA

1.	Total dollar amount from concessions	\$21,979,749
2.	Total number of concessions awarded	7
3.	Dollar amount of concessions from MBE Prime	\$ 532,513
4.	Percentage of Prime Contracts awarded to MBE's	43%
5.	Number of concessions awarded to MBE's	3
6.	Estimated dollar amount received from MBE Primes:	
	Filipino	\$ 64,002
	Asian	\$ 171,511
7.	Dollar amount of concessions from WBE Primes	0
8.	Number of concessions awarded to WBE Primes	0
9.	Number of subleases awarded to MBE's	2
10.	Dollar amount received from MBE subleases	
	Asian	\$ 57,000
	Hispanic	\$ 240,000

SC:ma
7/25/89
1833D

II. ANNUAL MBO CONCESSION PERFORMANCE DATA

1.	Total dollar amount from concessions	\$21,979,749
2.	Total number of concessions awarded	7
3.	Dollar amount of concessions from MBE Prime	\$ 532,513
4.	Percentage of Prime Contracts awarded to MBE's	43%
5.	Number of concessions awarded to MBE's	3
6.	Estimated dollar amount received from MBE Primes:	
	Filipino	\$ 64,002
	Asian	\$ 171,511
7.	Dollar amount of concessions from WBE Primes	0
8.	Number of concessions awarded to WBE Primes	0
9.	Number of subleases awarded to MBE's	2
10.	Dollar amount received from MBE subleases	
	Asian	\$ 57,000
	Hispanic	\$ 240,000

SC:ma
7/25/89
1833D

Airports
Commission
City and County
of San Francisco
Art Agnos
Mayor



San Francisco International Airport

GATEWAY TO THE PACIFIC

Morris Bernstein
President
Dr. Z.L. Goosby
Vice President
Donald R. Stephens
Sharon B. Duvall
Patrick A. Murphy

August 6, 1990

Louis A. Turpen
Director of Airports

TO: AIRPORTS COMMISSION
Hon. Morris Bernstein, President
Hon. Z.L. Goosby, Vice President
Hon. Donald R. Stephens
Hon. Sharon B. Duvall
Hon. Patrick A. Murphy

FROM: Director of Airports

SUBJECT: Airport Contract Awards, Fiscal Year 1989-90

For your review, I have enclosed annual reports of construction and professional services contracts and concession leases awarded during Fiscal Year 1989-90 (July 1, 1989 to June 30, 1990).

Report I shows that the Airports Commission awarded 94 professional services and construction contracts totaling \$38,456,703. Of this amount, minority owned businesses (MBEs) received \$20,631,105 (54%) and women owned businesses (WBEs) were awarded \$4,697,800 (12%). Based on the City's 1989 M/W/LBE Ordinance pertaining to contract awards to local firms, our data revealed that local MBEs were awarded Airport contracts totaling \$2,770,385 (7%) and local WBEs received \$4,691,000 (12%).

In summary, the attached Report I shows the following:

Airport Contract Awards: \$38,456,703
MBE Dollars: \$20,631,105 (54%)
WBE Dollars: \$ 4,697,800 (12%)

Breakdown of MBE Contractors:

Black	8 contracts	\$ 989,696 (3%)
Hispanic	15 contracts	\$19,365,320 (50%)
Filipino	2 contracts	\$ 198,773 (.5%)
Asian	4 contracts	77,318 (.2%)
Total	29 contracts	\$20,631,105 (54%)

AIRPORTS COMMISSION
August 6, 1990
Page 2

Breakdown of WBE Contractors:

White female	4 contracts	\$4,697,800 (12%)
Minority female	2 contracts	\$ 37,920 (.1%)

Report 11 shows six (6) leases awarded during this same reporting period. Four of these leases were awarded to MBEs. Two were set asides for small businesses: North Terminal Newsstand and North Terminal Shoe Shine Stands. The other two leases were: North Terminal Executive Stationery Shop and Cigarette Vending Machines for International and North Terminals.

The remaining leases awarded were Pacific Bazaar Shop (Host International, Inc.) and Long Distance Telephone Service (AT&T).

Original signed by
L. A. TURPEN

L. A. Turpen
Director of Airports

Enclosures

City and County of San Francisco

Human Rights Commission



Office of Minority/Women Business Enterprise

Office of Contract Compliance

Office of Dispute Resolution

February 5, 1990

Supervisor James Gonzales
Chair, Government Operations Committee
Board of Supervisors
235 City Hall
San Francisco, CA 94102

Dear Supervisor Gonzales:

This letter is in further response to the concerns expressed by the Coalition of Black Truckers in their letter to Mayor Agnos dated November 16, 1989. I believe their concerns were clearly addressed by Deputy Mayor Claude Everhart's letter of January 9.

Though the Coalition's letter was addressed to the Mayor, the fidelity and the integrity of the Human Rights Commission in discharging its obligations in the implementation of the M/W/LBE ordinance at San Francisco International Airport was central in several of the issues the Coalition raised. Though the Mayor's Office has responded to the letter, and though we stand squarely behind that response, I would like to also provide my own response for your consideration.

Let me say unequivocally that the San Francisco Human Rights Commission is, and always has been fully committed to the strong enforcement of the ordinance. Our current staff at the Airport, Mr. Gary Wong and Mr. Kevin Williams, and the staff before them have all been extremely competent and diligent in the pursuit of their duties. We believe staff have fully represented the interests and fulfilled the responsibilities of HRC at the Airport with the competence, with candor, and independent of any compromise of HRC principles, policies or procedures.

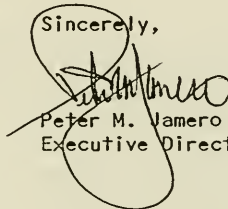
In late November, I tried to communicate our views to the Coalition in a face to face meeting, but my offer was refused by the Coalition's letter of December 1, 1989.

However, I am pleased to report that Monday, January 29, 1990, we met with 11 members of the Coalition of Black Truckers and had what I considered a very fruitful and enlightening discussion. While this meeting could only begin to examine our differences, more importantly, we were able to share that we indeed had mutual concerns, common goals and aspirations for the ordinance, and the strong desire to maximize the efforts of minority and women entrepreneurs in doing business with the City of San Francisco.

Supervisor Gonzales
Page 2
February 5, 1990

Mr. Chairman and members of the Committee, let me conclude by saying that I am convinced that it is not a legislative hearing that is needed in this matter at this time, but rather, an opportunity to improve our communication with each other and develop new cooperative relationships which will help us to achieve common goals.

Sincerely,



Peter M. Jamero
Executive Director

PMJ:ad
[PJ]ANHDAO 25-26

Item 8 - File 109-88-3

Note: This item was continued from the January 23, 1990 Land Use Committee Meeting and referred to the Economic and Social Policy Committee.

Departments: Public Utilities Commission (PUC)
Water Department
Residential Rent Board

Item: The proposed ordinance would amend Sections 37.3 and 37.8 of the City's Administrative Code to permit landlords to pass through to tenants penalties for exceeding water allotments.

Description: The City's Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) currently allows landlords to increase tenant rents annually by an amount based on the change in the Consumer Price Index (CPI) over the proceeding 12 months. This rent increase, regardless of the change in the CPI, shall be a minimum of four percent and a maximum of seven percent. Increases for gas and electricity may be passed through directly to tenants over and above the permitted annual rent increase. Increases for water and sewer service, however, are considered part of operating and maintenance expenses and are deemed to be included in the annual rent increase. Raising rent more than the granted annual rent increase based upon increased operating and maintenance expenses requires approval from the Residential Rent Board.

Because of the lack of rainfall in the winter of 1989-90, the City adopted a water rationing plan on May 5, 1990. Previously, the City had adopted a water rationing plan for the period April 28, 1988 through May 9, 1989. To implement the rationing plan, the PUC established water use allotments and a schedule for excess use charges for customers using water in amounts greater than their prescribed allotments. In order to allow landlords time to implement conservation programs, the first penalties were not issued until August 1990.

The Rent Ordinance, which was adopted over ten years prior to the rationing program, does not address the issue of Water Department penalties for exceeding water allotments. Consequently, landlords were not permitted to pass excess water use penalties incurred by tenants on to tenants but rather the landlords had to pay the penalties themselves.

The proposed ordinance would permit landlords to pass through any established Water Department penalties for excessive water use to tenants above and beyond the allowable annual rent increase under the following conditions: 1) penalties could only be imposed upon tenants who occupied the building during the penalty period and 2) the penalties would have to be pro-rated on a per unit basis. Rent increases due to water penalty charges would not become part of a tenant's base rent. The proposed ordinance would also direct the Residential Rent Board to adopt regulations to implement the pass-through of the water penalty charges.

Comments:

1. According to Ms. Cheryl Davis of the Water Department, the Department calculated approximately \$1,356,000 in water penalties for the period August 1-28, 1990 for all users in San Francisco (commercial, industrial, single residences and multi-residential buildings). While no breakdown was available for the amounts of fines for each user category, 83 percent or 86,586 of the 104,320 residential customers were in compliance with their allotments and 75 percent or 26,447 of 35,263 multi-residential buildings were in compliance.

2. Data collected by the Water Department from October 1988 through May 1989 during the last water rationing period indicated that a total of \$1,706,000 in excess use charges was assessed for multi-residential buildings only. Water Department records indicate that at that time there were 31,158 apartment buildings with a total of 194,123 living units in San Francisco. Over the eight-month period for which data is available, there was a per capita (living unit) water penalty assessment of \$8.79 or approximately \$1.10 per month.

3. The proposed ordinance would allow pass-through of water penalty charges for multi-residential buildings on a pro-rated basis for individual tenants. Mr. Joe Grubb of the Residential Rent Board indicates that the Rent Board would have concerns over the provisions of the proposed ordinance because it would create no incentive for individual tenants in multi-residential buildings to conserve water. The Rent Board has previously indicated by letter to the Board of Supervisors that it supports the elimination of penalties for multi-unit buildings where water is not individually metered.

4. The proposed ordinance would allow landlords to pass-through all water penalty charges to tenants. This would create no incentive for landlords to take any steps to improve water conservation within their properties. Mr. John Mullane of the Water Department states that there are a number of low-cost measures that landlords can employ, such as installing flow restrictors in shower heads, to encourage water conservation. Mr. Mullane added that the Water Department thought that a more equitable proposal that would achieve the greatest amount of water conservation would be a 50 percent split in penalties between landlords and tenants.

Recommendation: The proposed ordinance is a policy matter for the Board of Supervisors.

Item 10 - File 114-90-3

Item: The proposed ordinance would amend Part II, Chapter I of the San Francisco Municipal Code (Building Code) by adding a new Section 302(a)(6) to require the erection of story poles identifying the parameters of new construction or alterations within all residential districts.

Description: The proposed ordinance would require an applicant for a building or alteration permit within any residential district to erect poles (story poles) on the property to identify the corners of the proposed structure as well as the perimeters of the foundation. Streamers would be attached to the tops of the poles to identify the height of the project. The applicant would erect and maintain the poles, at the applicant's expense, for a two-week period following the date of filing a permit application with the Bureau of Building Inspection (BBI). If any public hearings or appeal hearings are held on the project, the applicant would also be required to erect and maintain the story poles for at least one week prior to the hearing.

Mr. Larry Litchfield, Superintendent of Building Inspections, indicates that, if the proposed ordinance were approved, the BBI could be expected to dispatch Building Inspectors to inspect each of the project sites to ensure that the poles had been erected according to the property owner's plan specifications.

Comments: 1. Mr. Litchfield indicates that the BBI often receives inquiries from neighbors about the height of construction or alteration projects in residential areas. Therefore, Mr. Litchfield believes that story poles would help the neighbors visualize the size of the projects. However, Mr. Litchfield indicates that the requirement for the erection of the poles might be better placed in the Planning Code to allow for neighborhood input earlier in the development process, such as during the Neighborhood Review period. Mr. Litchfield suggests that such an amendment to the Planning Code could also include a provision allowing the poles to be removed if approved by the neighborhood group.

Mr. Litchfield indicates that the benefits of erecting the poles during the Planning Department's Neighborhood Review period could be threefold. First, construction plans are less flexible by the time the construction project reaches the BBI permit application stage. According to Mr. Litchfield, the neighbors might therefore have a greater chance of influencing the project during the Neighborhood Review period. Secondly, if the property owner were able to receive a

statement from the neighborhood group that the project height was acceptable, then the property owner could remove the poles, thereby reducing the number of story pole site inspections that BBI would be required to perform. Thirdly, if adjustments were made during the BBI permit application process, the project may have to be returned to the City Planning Department for additional review. This additional review could be avoided if the adjustments were made during the Neighborhood Review process, which occurs prior to the permit application process.

2. Mr. Bob Passmore of the Department of City Planning indicates that if the proposed requirement for all new construction and alterations to erect story poles were added to the Planning Code, the Department of City Planning would be responsible for inspecting the sites in order to determine the property owner's compliance with the plan specifications. Mr. Passmore states that the Planning Department does not currently have the engineering staff that would be needed to conduct the site inspections.

3. In addition to the costs to the City for administering the proposed ordinance, Mr. Passmore indicates that the proposed ordinance would also present a cost to the property owner that was applying for the construction permit. According to Mr. Passmore, the Planning Department's review process currently includes a notice process in single family and two family residential districts in which the project applicant must send neighbors a copy of the project plans if the proposed new construction is larger than the average size of the surrounding buildings. Mr. Passmore states that the Planning Department has, on occasion, required certain developers to erect story poles in order to demonstrate the size of their project. Mr. Passmore reports that in the last instance, story poles were required when the project applicant's presentation during the discretionary review period did not clearly demonstrate the height of the project in relation to the surrounding buildings. However, Mr. Passmore indicates that such a requirement has been made on a case by case basis, and that the Department, on average, makes this requirement about once per year.

Mr. Passmore also comments that erecting story poles for buildings that would be more than four stories high becomes more difficult physically for the developer, and for taller apartment buildings, unfeasible. Mr. Passmore suggests that the Board of Supervisors may wish to consider amending the legislation to apply only to structures of 40 feet or less to accommodate this physical difficulty.

Mr. Passmore also advises that while a simple rectangular structure would only require four poles to indicate the perimeter, many structures would require more than four poles to indicate the perimeter or a sloping roof. Mr. Passmore is unable to provide an estimate of the costs to the property owner to erect the story poles, but he indicates that it would depend on the height of the poles, the cost of hiring a surveyor to measure the correct height and placement of the poles, the number of poles that needed to be erected, and the number of times the poles needed to be re-erected to accommodate each public hearing as necessary.

4. The BBI reports that they receive approximately 1,200 vertical permit applications per year. As previously noted, if the proposed ordinance were approved, the BBI would inspect each of the project sites to ensure that the poles were erected according to plan specifications. At the current BBI inspection rate of \$56 per one-hour inspection, the BBI estimates that implementation of the proposed ordinance would require approximately one hour per application and cost approximately \$67,200 annually. The proposed ordinance does not currently provide for the recovery of BBI inspection fees, which would be paid by the property owner. The BBI requests that if the proposed ordinance is approved, the legislation be amended to provide for the collection of inspection fees from the property owner for the BBI's services.

Recommendation: Approval of the proposed ordinance is a policy matter for the Board of Supervisors. If the proposed ordinance is approved, the legislation should be amended to provide for the collection of inspection fees for BBI (or City Planning).

Item 11 - File 120-90-1

- Departments:** Water Department
Department of Public Works, Bureau of Building Inspection
- Item:** Ordinance amending Sections 905 and 1001.1 of the Plumbing Code relating to water usage for toilets and requiring water conserving fixtures in new buildings or when water drainage systems are substantially altered, modified or renovated.
- Description:** - Presently, the San Francisco Plumbing Code allows the installation of toilets and urinals that use a maximum of 3.5 gallons of water per flush.
- The proposed ordinance would require that in the construction of new buildings, installed toilets (water closets) use no more than 1.6 gallons per flush, and urinals with related flushometer valves use no more than one gallon of water per flush.
- These equipment requirements would also apply to buildings where the water drainage system is substantially altered, modified or renovated. The proposed ordinance also provides for an appeals process through which building owners could install toilets and urinals with greater water requirements for flushing. An exemption from the ordinance requirements would be granted if DPW's Bureau of Building Inspection certifies that the configuration of the building drainage system requires a greater quantity of water to adequately flush the system.
- Comments:**
1. The San Francisco Water Department agrees with and supports this proposed legislation, because it would assist in decreasing the growth in the City's demand for water and increase the capacity of the City's water supply. Mr. Franz Hansell of the Water Department reports that based upon water service data for 1988-89, the implementation of the proposed code changes could save approximately six to nine million gallons of water each year for the Water Department, thereby increasing the capacity of the City's water supply. For comparison purposes, Mr. Hansell advises that the six million gallons would be enough water to supply 75 family (four people) housing units for one year.
 2. Mr. Hansell further reports that implementing these water saving measures would help defer the cost of developing new sources of water as water demand begins to reach the limit of the Water Department's available of supply of water.

3. Mr. Ray Andreni of the Bureau of Building Inspection reports that large older buildings that have horizontally aligned sewage collection systems, such as warehouses and large apartment complexes, may require toilets and urinals that use greater quantities of water than the 1.6 gallons specified in the proposed ordinance. If undergoing substantial renovations, these older buildings would need the larger quantities of water in order to adequately flush sewage from the pipes. In such instances, the reduced water flow stemming from the use of the proposed new water-saving equipment would be insufficient to flush sewage from the building's existing collection system, causing eventual blockage. Mr. Andreni advises that these large older buildings, if undergoing substantial renovations, may be subject to the appeal procedures of this proposed ordinance.

Recommendation: Approve the proposed ordinance.

Item 13 - File 110-90-1

Note: This item was continued from the August 22, 1990 Economic and Social Policy Committee Meeting.

1. The proposed resolution would impose interim zoning controls to temporarily prohibit the construction of new hotels or the conversion of existing uses to new hotels for an 18-month period. For example, an existing commercial or office building use proposed for conversion to a hotel would be subject to the controls of this legislation.

2. The City Planning Code permits hotels as principal or conditional uses in RH-2, RH-3, mixed residential, residential-commercial, commercial and industrial areas of the City.

3. The proposed resolution would enable the City to prohibit, for an 18-month period, the construction of new hotels and the conversion of existing uses to new hotels. During this time, the Board of Supervisors and the City Planning Department would be able to study the impacts of such new constructions and conversions of existing uses and devise permanent controls as appropriate. The proposed legislation states that the proliferation of such new hotels from new construction and conversions of existing uses has had an adverse impact upon residential and mixed residential areas and has displaced other businesses in commercial and industrial areas, which is contrary to the public health, safety and general welfare.

4. During the 18-month period of the proposed interim zoning controls, the City would not receive, consider or approve any application for a permit to construct a new hotel or to convert an existing use to a new hotel in any area of the City where hotel uses are authorized.

5. The proposed legislation would exempt residential hotels and hotel reconstructions due to a natural calamity (e.g., fire, earthquake or other natural disaster).

Comments

1. The Department of City Planning (DCP) advised the Board of Supervisors on June 12, 1990, that the proposed 18-month moratorium on the construction of new hotels or the conversion of other uses to hotels is exempt from environmental review by the City. DCP has concluded that the proposed hotel moratorium would not result in any significant effects on the environment, as follows:

BOARD OF SUPERVISORS
BUDGET ANALYST

"The duration of the moratorium is brief, particularly relative to the time-frame expected for new hotel development. In all likelihood, applicants seeking approval(s) for new hotels during the moratorium would wait this period out. It is unlikely any applicants would alternatively seek locations outside of San Francisco during this period. Based on the temporary duration of the proposed controls, their prohibitive versus permissive nature and intent to preserve the status quo and prevent physical change, it can be seen with certainty that the controls would not result in any significant effects on the environment."

2. According to Mr. George Williams of the Department of City Planning (DCP), DCP has not completed nor is currently undertaking any studies associated with the impact that the proliferation of new hotels might have on residential and mixed residential areas in the City, as stated in the proposed legislation.

3. According to Mr. David Madway, General Counsel to the San Francisco Redevelopment Agency (SFRA), existing redevelopment plans would also be exempted from the proposed resolution. However, Mr. Madway advises that it would be SFRA's policy to conform its actions to this proposed resolution, if approved.

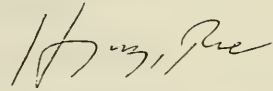
4. In a related matter, Proposition H, on the November 1990 ballot, is an Initiative Measure which would prohibit non-maritime use of land including hotel uses on the waterfront, until a Waterfront Land Use Plan is completed. At the present time, there are two proposed waterfront developments involving hotels, Piers 24-26, the San Francisco Sailing Center, and Piers 30-32, the Cruise Terminal. Mr. Rick Wiederhorn of the Port Commission advises that further work on the development of these hotel proposals would await the outcome of the upcoming vote on Proposition H.

5. In reviewing the financial impact of Proposition H, the Controller concluded that Proposition H could have a negative effect on both Port revenues and general fund revenues from property, business, sales, and other tax sources, the amount of which is indeterminate but could be substantial. Since the proposed legislation would prevent the development of new hotels or the conversion of existing uses to new hotels, there would also be an effect similar to Proposition H on potential revenues from tax sources. The amount of potential lost revenues related to the subject legislation is indeterminate at this time.

BOARD OF SUPERVISORS
BUDGET ANALYST

Recommendation

Approval of the proposed resolution is a policy matter for the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Legislative Policy Analysts
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

BOARD OF SUPERVISORS
BUDGET ANALYST

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Note: Meeting will
begin at 10:00 a.m.

CALENDAR - ACTION TAKEN
RESCHEDULED MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

WEDNESDAY, SEPTEMBER 12, 1990 - 10:00 A.M.

LEGISLATIVE CHAMBER
2ND FLOOR, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

ABSENT: SUPERVISOR WARD - ITEMS 6, 11 AND 13

SUPERVISOR GONZALEZ - ITEMS 2 - 4, 7 AND 10

CLERK: GAIL JOHNSON

1. File 97-90-16. [Assisted Housing Preservation] DRAFT ordinance amending Administrative Code by adding new chapter which would assist public and private efforts to ensure that housing affordable to very low, low and moderate income households is not permanently removed from the housing stock, to preserve and promote a supply of housing that is affordable to very low, low and moderate income residents in the community, and to protect the diversity of the community by preventing displacement of very low, low and moderate income households, and to prevent homelessness. (Supervisors Ward, Gonzalez, Kennedy, Alioto)

ACTION: Hearing held. Amendment of the Whole (approved as form) adopted. New title: "Amending the San Francisco Administrative Code by adding Chapter 60 thereto, to require the providing of certain notices in connection with the proposed termination of affordability restrictions on certain subsidized affordable housing developments, and to provide the opportunity for specified entities to purchase such housing in order to preserve its use as affordable housing." Recommended as amended. (Add Supervisor Walker as co-sponsor.)

2. File 40-90-13. [Parking of Vehicles] Resolution extending boundaries of Residential Permit Parking Area "S" in the Duboce Triangle Area and adding Nineteenth Street, between Hartford and Sanchez Streets, and Castro Street, between Nineteenth and Twentieth Streets, to the list of streets upon which time limitations shall apply. (Department of Parking and Traffic)

ACTION: Hearing held. Recommended.

3. File 81-90-3. [Affordable Housing Special Use District] Ordinance amending City Planning Code by adding Section 249.9 to create an Affordable Housing Special Use District at Sixteenth and Church Streets. (Supervisor Ward)

ACTION: Hearing held. Continued to Call of the Chair. (Add Supervisor Gonzalez as co-sponsor.)

4. File 161-90-7. [Survey Area Amendment] Resolution amending Resolution No. 711-63, adopted December 23, 1963, designating and describing a survey area within the City and County of San Francisco as defined in and pursuant to the Community Redevelopment Law of California, to be known as Survey Area G (Hunters Point), to include the non-contiguous parcel covering the westerly 2.122 acres of Lot 1 and all of Lot 3A in Assessor's Block 5423A with the original survey area for Hunters Point, for the purpose of studying said non-contiguous parcel for possible inclusion within the Hunters Point Approved Redevelopment Project Area. (Redevelopment Agency)

ACTION: Hearing held. Recommended.

5. File 126-90-1. [Condominium Conversions] Ordinance amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Section 1396 thereof to provide for certain exemptions and adding Section 1396B thereto to exempt from the conversion limitations of Section 1396 for the period from December 1990 through December 1992 the conversion of 1000 units annually in apartment complexes of 200 units or less where two-thirds of the tenants agree to the conversion, making findings with respect to the exemption, and amending Chapter 37 of the San Francisco Administrative Code by amending Section 37.9 thereof to provide that landlords may not evict tenants from units converted to condominiums under Subdivision Code Section 1396B on the ground that the landlord or a relative desires to occupy the unit. (Supervisors Kennedy, Hsieh, Gonzalez, Maher)

(Categorically exempt from environmental review)

(Continued from 8/22/90)

ACTION: Hearing held. Amendment of the Whole, as presented by Supervisor Kennedy, adopted as amended. New title: "Amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Section 1396 thereof to create the Tenant Home Ownership Opportunity Program of 1990, adding Section 1396B thereto to exempt from the conversion limitations of Section 1396 for the period from the effective date of this ordinance through December 1992 the conversion of 1000 units in apartment complexes of 25 to 200 units where two-thirds of the tenants agree to the conversion, making findings with respect to the exemption, and amending Chapter 37 of the San Francisco Administrative Code by amending Section 37.9 thereof to provide that a landlord may not evict tenants from units converted to condominiums under Subdivision Code Section 1396B on the ground that the landlord or a relative desires to occupy the unit." Recommended as amended. (To Board for Consideration on October 1, 1990.) (Supervisor Ward Dissenting)

6. File 109-90-2. [Evictions by Tenants In Common] Ordinance amending Administrative Code by amending Section 37.9 to provide that landlords purchasing buildings after October 1, 1990, may not evict tenants on the ground that the landlord or a relative intends to occupy the unit unless the landlord owns at least twenty-five percent of the building. (Supervisors Hallinan and Gonzalez)

(Continued from 8/22/90)

ACTION: Continued to Call of the Chair at the request of author.

7. File 27-90-2. Hearing to consider the compliance of the Human Rights Commission and the Airport with the Local Minority/Women Business Enterprise ordinance. (Supervisor Kennedy)

ACTION: Hearing held. Continued to Call of the Chair.

8. File 109-88-3. [Rent Ordinance] Ordinance amending Administrative Code by amending Sections 37.3 and 37.8 to permit landlords to pass through to tenants penalties for exceeding water allotment. (Supervisor Kennedy)

ACTION: Hearing held. Amended. (See file for details.)
Continued to Call of the Chair.

9. File 115-89-6. [Referendum Approval for Downzoning] Ordinance amending City Planning Code Section 302 to require voter approval for zoning changes which would decrease the intensity or density of residential development. (Supervisor Kennedy)

ACTION: Continued to Call of the Chair.

10. File 114-90-3. [Story Poles] Ordinance amending Building Code by adding Section 302(a)(6) thereto to require erection of story poles to identify parameters of new construction or alterations within all residential districts. (Supervisor Kennedy)

ACTION: Hearing held. Amendment of the Whole bearing same title, as presented by Supervisor Kennedy, adopted. Tabled.

11. File 120-90-1. [Toilet Water Usage] Ordinance amending Plumbing Code relating to water usage for toilets, by amending Sections 905 and 1001.1 to require water conserving fixtures in new buildings, or when water drainage systems are substantially altered, modified or renovated. (Supervisor Maher)

ACTION: Continued to Call of the Chair at the request of author.

12. File 4-90-19. [Star Alliance Universal Declaration of Peace] Resolution endorsing the universal declaration of peace of the Star Alliance Foundation. (Supervisor Kennedy)

ACTION: Hearing held. Tabled. (Supervisor Kennedy Dissenting)

(Note: It is the intention of the Chair to entertain a motion to Continue File 110-90-1 to the Call of the Chair.)

13. File 110-90-1. [Hotel Moratorium] Resolution imposing interim zoning controls to temporarily prohibit the construction of new hotels or the conversion of existing uses to new hotels for an eighteen-month period. (Supervisor Walker)

(Continued from 8/22/90)

ACTION: Continued to Call of the Chair at the request of author.

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CITY AND COUNTY



OF SAN FRANCISCO

Public Library, Documents Dept.
ATTN: Gerry Roth

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

September 17, 1990

DOCUMENTS DEPT.

SAN FRANCISCO
PUBLIC LIBRARY

TO: Economic and Social Policy Committee
FROM: Budget Analyst - recommendations
SUBJECT: September 19, 1990 Special Economic and Social Policy Committee Meeting.

Item 1 - File 272-90-4

Item: Resolution endorsing the replacement of the damaged Embarcadero Freeway with an interim surface roadway while the planning, funding, and analysis for the subsurface road is prepared.

Description: The Board of Supervisors approved Resolution No. 262-90 endorsing the concept of a subsurface or surface alternative to the Embarcadero Freeway. During the interim period, DPW formulated a plan for directing traffic flow over existing surface streets, which was the subject of a previous hearing of the Economic and Social Policy Committee (File 272-90-2).

Existing City plans call for redirection of traffic flow over surface streets. The proposed resolution would endorse the immediate demolition of the Embarcadero Freeway and construction of a replacement temporary surface roadway while the planning, funding, and analysis for the proposed subsurface road is prepared.

The proposed resolution also encourages the independent peer review panel to complete its study of the CALTRANS plan to retrofit the Embarcadero Freeway as soon as possible, so that the Mayor and the Board of Supervisors will have an independent engineering and cost analysis of the CALTRANS proposed retrofit plan.

Comment:

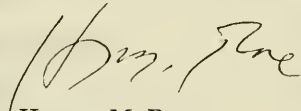
1. According to Mr. Larry Florin of the Mayor's Office, there is, presently, no definitive cost estimate of the proposed retrofit of the Embarcadero Freeway, although estimates range between \$46 million and \$56 million. The independent peer review panel has not yet completed its study of the CALTRANS retrofit plan, which would estimate the cost of the proposed retrofit. CALTRANS would be responsible for the cost of the retrofit.

2. Mr. Florin further advises that demolition of the Embarcadero Freeway would cost an estimated \$10 million which includes construction of a temporary surface roadway while the planning, funding, and analysis of the subsurface expressway is prepared. CALTRANS would be responsible for the demolition of the Embarcadero Freeway and construction of the interim roadway. The demolition and interim roadway would be financed with State highway funds. If the City decides to proceed with its plans to build a subsurface or surface roadway, CALTRANS would turn over the right-of-way to the City once the interim roadway is constructed.

3. Mr. Florin also reports that the City would be responsible for maintaining the interim roadway. The estimated cost of interim roadway maintenance is \$49,053 per year. If the City decides to proceed with its plans to build a permanent subsurface roadway, the estimated annual maintenance cost is \$1,009,972.

Memo to Economic and Social Policy Committee
September 19, 1990 Special Meeting of Economic and Social Policy Committee

Recommendation: Approval of this proposed resolution, which would endorse a proposal to demolish the Embarcadero Freeway and construct a temporary surface roadway, is a policy matter for the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Legislative Policy Analysts
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

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C A L E N D A R - [ACTIONS TAKEN]
SPECIAL MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS

SEP 24 1990

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WEDNESDAY, SEPTEMBER 19, 1990 - 10:00 A.M.

LEGISLATIVE CHAMBER
2ND FLOOR, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

CLERK: GAIL JOHNSON

1. File 272-90-4. [Embarcadero Freeway Replacement] Resolution endorsing the replacement of the damaged Embarcadero Freeway with an interim surface roadway while the planning, funding and analysis for the subsurface road is prepared. (Supervisor Maher)

(9/4/90 - Rereferred to Committee from Board with pending Amendment of the Whole.)

ACTION: Hearing held. Amendment of the Whole, as presented by Supervisor Maher, adopted. Amended on page 1, line 18, by replacing "\$48" with "\$54.6". New title: "Endorsing the immediate demolition of the Embarcadero Freeway and its replacement with an interim surface roadway; endorsing CALTRANS' recommendation that the terminal separator should be replaced; beginning the public process to consider all alternative designs for the Embarcadero Freeway and the terminal separator structure." (Supervisor Gonzalez absent) To Board Without Recommendation as amended.

CITY AND COUNTY



OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415) 554-7642

September 25, 1990

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SEP 28 1990

SAN FRANCISCO
PUBLIC LIBRARY

TO: Economic and Social Policy Committee
FROM: Budget Analyst - recommendations
SUBJECT: September 27, 1990 Economic and Social Policy Committee Meeting.

Item 4 - File 109-90-3

1. The proposed ordinance would amend the Administrative Code by amending Sections 37.3 and 37.8 to permit de minimis (minimal) errors in annual and banked rent increases, to delete the separate requirement that tenants be notified by the landlord of what portion of rent increase reflects any banked increase from prior years, to establish a mandatory time limit for the filing of certain tenant petitions, to establish a mandatory time limit for appeals, with good cause exception, to establish a statute of limitations for judicial review, and to permit landlords to challenge rent offsetting orders prior to their taking effect. A rent offsetting order is when a hearing officer finds that all or a portion of a rent increase is not justified, the hearing officer can order that the amount of the rent increase in question, previously paid by the tenant, be used to offset future rent payments which are due.

2. Section 37.3 of the Administrative Code stipulates specific circumstances under which a landlord may impose a rent increase and places limitations on a tenant who subleases his or her rental unit. Section 37.3 (a) among other provisions, provides that a landlord, who does not impose an authorized annual rent increase or any portion, of such an increase, may accumulate such increases and apply it to the tenants subsequent annual rent increases. Section 37.3(b)(2) currently provides that on or before the date a landlord gives a tenant legal notice of a rent increase, the landlord must inform the tenant, in writing, as to what portion, if any, of the rent increase reflects accumulated (banker) rent increases from previous years.

The proposed ordinance would amend Section 37.3(b)(2) to delete the provision requiring that the landlord inform the tenant as to what portion, if any, of the rent increase reflects accumulated rent increases from previous years.

3. Section 37.8 of the Administrative Code includes the following provisions: (1) gives authority to the Residential Rent Stabilization and Arbitration Board and designated hearing officers to arbitrate rental adjustments, (2) provides guidelines and procedures by which landlords and tenants can request arbitration of rental adjustments, (3) provides guidelines by which landlords and tenants can file a petition for a hearing (4) stipulates the procedures to be followed in the conduct of a hearing, (5) outlines the procedures to be followed by the hearing officer in developing findings of fact and (6) provides procedures by which a landlord or a tenant can appeal the decision of a hearing officer. The proposed ordinance would amend Section 37.8 as follows:

- (1) Section 37.8(d) would be amended to add a provision requiring that tenant petitions regarding gas and electricity passthroughs must be filed within one year of the effective date of the current passthrough.
- (2) Section 37.8(e) currently provides that if the hearing officer finds that all or any portion of a rent increase is justified, the tenant petitioner would be ordered to pay all or a portion of that cumulative amount to the landlord within 5 days of the mailing of the finding or the amount in question may be ordered by the hearing officer to be added to future rents. Additionally, the legislation provides that if the hearing officer finds that all or any portion of a rent increase is found not to be justified, the landlord would be ordered to pay that cumulative amount back to the tenant petitioner within 5 days of the mailing of the finding or the amount in question may be ordered by the hearing officer to be used to offset future rents. Section 37.8(e) would be amended to provide that if the hearing officer finds that all or any portion of the rent increase is or is not justified the hearing officer may order the amount added to or offset against future rents. The legislation would further provide that any order permitting rent offsets would be stayed if an appeal is filed within the required time by the landlord.
- (3) Section 37.8(f) currently provides that any appeal to the Residential Rent Stabilization and Arbitration Board (Rent Board) to overturn the decision of the hearing officer may be made within 15 days of the mailing of the hearing officer's findings of fact. The legislation further states that the filing of an appeal will not stay the effect of the hearing officer's decision. Section 37.8(f) would be amended to provide that any appeal to the Rent Board to overturn the decision of the hearing officer must be made within 15 days of the mailing of the findings of fact unless such time limit is extended by the Rent Board for good cause. The legislation is further amended to provide that the filing of an appeal will stay only that portion of any hearing officer's decision which permits rent offsetting by a tenant. Finally, Section 37.8(f) would be amended by adding the following two provisions numbered (8) and (9):

(8) A landlord or tenant who is dissatisfied by any decision of the Rent Board must seek a judicial review within 90 days of the date that the Rent Board mails the decision.

- (9) Decisions of the Rent Board would be effective on the date mailed to the concerned parties, provided that the portion of any decision which permits rent offsetting by the tenant will become effective 30 days after it is mailed to the concerned parties unless a stay is granted by an appropriate judicial court.

Comments

1. Mr. Joe Grubb, Executive Director of the Residential Rent Stabilization and Arbitration Board, reports that the proposed amendments are technical and/or procedural in nature and are not considered to be controversial.

2. Ms. Barbara Ohearn of the Residential Rent Stabilization and Arbitration Board reports that the request for the proposed amendments was initiated by the Residential Rent Stabilization and Arbitration Board. Ms. Ohearn advises that no public hearing was held on these proposed amendments by the Rent Board. Ms. Ohearn states that the proposed amendments did appear on the Rent Board's agenda several times.

3. Ms. Ohearn advises that an amendment to the whole on this legislation is being prepared. Ms. Katherine Pennypacker of the City Attorney, is responsible for preparing the amendment of the whole and advises that the amendment will probably not be prepared in time to submit it at the September 27, 1990 committee meeting of the Economic and Social Policy Committee. Ms. Ohearn therefore requests that this item be continued to the call of the Chair.

Recommendation

Continue the item to the call of the Chair as requested by Ms. Ohearn of the Residential Rent Stabilization and Arbitration Board.

Item 5 - File 35-90-1

1. The proposed resolution is to rescind Resolution No. 149-69, and to urge the Chief Administrative Officer (CAO) to request the Director of Public Works to review rededicating 26th Street, between Harrison Street and Treat Avenue as a public street and to submit recommendations to the Board of Supervisors.

2. In March of 1969, the Board of Supervisors approved Resolution No. 149-69 which vacated the section of 26th Street between Harrison Street and Treat Avenue. That portion of 26th Street was determined to be unnecessary for the present and prospective purposes. Resolution No. 149-69 retained the vacated street as City property under the jurisdiction of the Department of Public Works (DPW) and allowed the Recreation and Park Department to use the property for recreational purposes. The DPW closed all through traffic with large traffic barriers and constructed a recreational area, including a basketball court, which is maintained by the Recreation and Park Department. The recreational area occupies the vacated portion of the street, which is immediately adjacent to an existing recreational park, Garfield Square.

3. Neighborhood residents in the area have expressed concerns about the recreational area where the basketball court was constructed. The residents are concerned that the large traffic barriers create an enclosed area that attracts illegal activities and threatens neighborhood security. Mr. Scott Shoaf of the Department of Public Works reports that among some of the illegal activities taking place on this vacated portion of 26th Street between Harrison Street and Treat Avenue, the Oil Can Bandits have been using the area as a means of burglarizing vehicles which pass through west on Treat Avenue.

4. As a response to the threat of security, the neighborhood residents have requested removal of the traffic barriers and the basketball court. Therefore the proposed resolution is to rescind Resolution No. 149-69 and urge the CAO and Director of Public Works to review rededicating 26th Street as a public street.

5. The proposed legislation states that the Recreation and Park Department has indicated its intention to move the basketball court onto the park (Garfield Square) should 26th Street, between Harrison and Treat Avenue, be rededicated as a public street.

6. In May 1990, Mr. Richard Evans, the Director of DPW wrote a letter to the Clerk of the Board regarding the estimated costs of removing the traffic barriers and the basketball court on this portion of 26th Street. Mr. Evans has estimated that the work would take one week and cost approximately \$15,000.

BOARD OF SUPERVISORS
BUDGET ANALYST

Comments

1. As noted above, the proposed legislation states that the Recreation and Park Department has indicated its intention to move the basketball court onto the park (Garfield Square) should 26th Street between Harrison Street and Treat Avenue, be rededicated as a public street. However, Mr. Joel Robinson of the Recreation and Park Department reports that the Department is not in favor of the proposed resolution since the Department does not want to move the basketball court onto Garfield Square.

2. According to Mr. Robinson, the Recreational Director of the adjacent Garfield Square, spends approximately one hour a week (0.025 FTE), or an annual amount of \$624, supervising activities at the 26th Street recreational area.

3. Mr. Ron De Leon of the Recreation and Park Department states that the Department currently spends approximately \$1,025 annually (0.029 FTE) in order to maintain the recreational area at 26th Street.

4. Mr. Shoaf reports that all work necessary to maintain 26th Street as a public street would be approximately \$495 annually, including periodic repairs and resurfacing every twenty years.

Recommendation

The proposed resolution to rescind Resolution No. 149-69 and rededicate 26th Street, between Harrison Street and Treat Avenue as a public street is a policy matter for the Board of Supervisors.

BOARD OF SUPERVISORS
BUDGET ANALYST

Item 6 - File 125-90-1

Note: This item was continued from the August 22, 1990 Economic and Social Policy Committee Meeting.

1. The proposed ordinance would amend the Municipal Code (Housing Code) to require that directions showing the location of utility shutoff devices be posted in a public area of all apartment buildings.

2. The proposed ordinance would amend Part II, Chapter XII of the San Francisco Housing Code by adding Section 712, to read as follows:

Sec. 712 IDENTIFICATION OF UTILITY SHUTOFF DEVICES.
Existing apartment houses shall have directions showing the location of utility shutoff devices, and instructions for operating such devices, prominently posted in a public area of the building.

All utility services shall have their location and shutoff devices identified as required by the San Francisco Building, Plumbing and Electrical Codes.

3. The proposed ordinance would also amend Section 206 of Part II, Chapter XII of the Housing Code to make Section 712 retroactive, thereby requiring already existing apartment buildings to post the location of utility shutoff devices in a public place.

4. The proposed ordinance is designed to assist apartment building tenants in shutting off gas and other utilities in the event of an earthquake or other major catastrophe.

5. Mr. Peter Burns of the Bureau of Building Inspection (BBI) reports that BBI is planning to incorporate this additional item into its routine building inspection process. Therefore, Mr. Burns estimates that the financial impact of the proposed ordinance on BBI will be insignificant.

Recommendation

Approve the proposed ordinance.

Item 7 - File 80-90-2

1. The proposed resolution would affirm the support of the San Francisco Board of Supervisors for an underground extension of the Bay Area Rapid Transit (BART) system directly to the San Francisco International Airport (SFIA) parking garage (see Attachment I) rather than to a site west of the Bayshore Freeway, U.S. Highway 101, approximately 0.75 miles from the SFIA terminal area that would require BART riders to transfer to another feeder rail system (known as a "people mover") that would take them to the SFIA terminals and facilities (see Attachment II).

2. According to Mr. Louis Turpen, Director of Airports, in the late 1960's the concept of extending the BART system to the Airport with a station located west of U.S. 101 was conceived. However, after construction of the main North Terminal building began in the early 1970's the main North Terminal was redesigned and construction was modified to accommodate the future construction of a BART tunnel and station below the SFIA parking garage. The redesign and construction modification cost \$786,500. The design work for construction of the Airport gates and boarding areas and the parking garage (construction began in 1978) included accommodations for a future BART tunnel and station located at the Airport from the beginning, resulting in no significant, additional cost, according to Mr. Turpen.

3. Mr. Chris Brittle, MTC Manager of Planning, reports that both alternatives for siting the proposed BART extension station a) below the Airport parking garage and b) west of U.S. 101 will be analyzed in MTC's environmental study of the BART extension. The environmental study is the next step in the BART extension planning process and will be completed about January, 1992.

4. Mr. John Haley, Deputy General Manager of the BART supports the analysis of both station sites in the MTC environmental study.

Comments

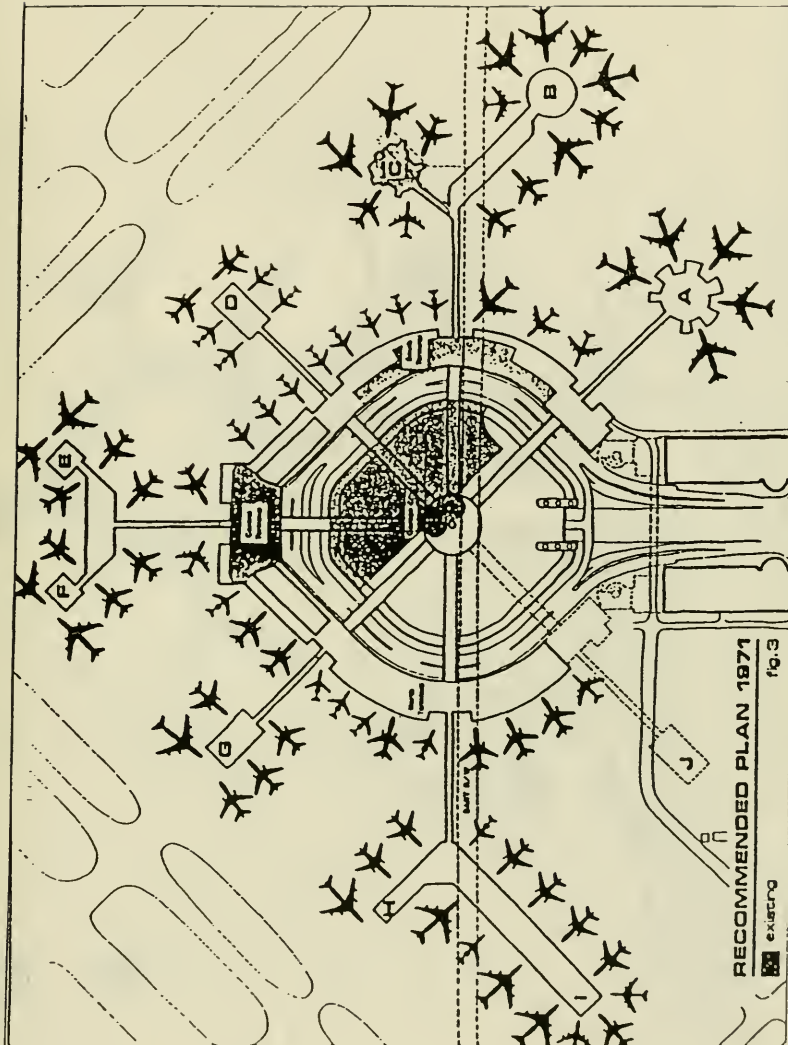
1. Mr. Turpen indicates that he will attend the Economic and Social Policy Committee meeting to respond to any questions which the Economic and Social Policy Committee might have.

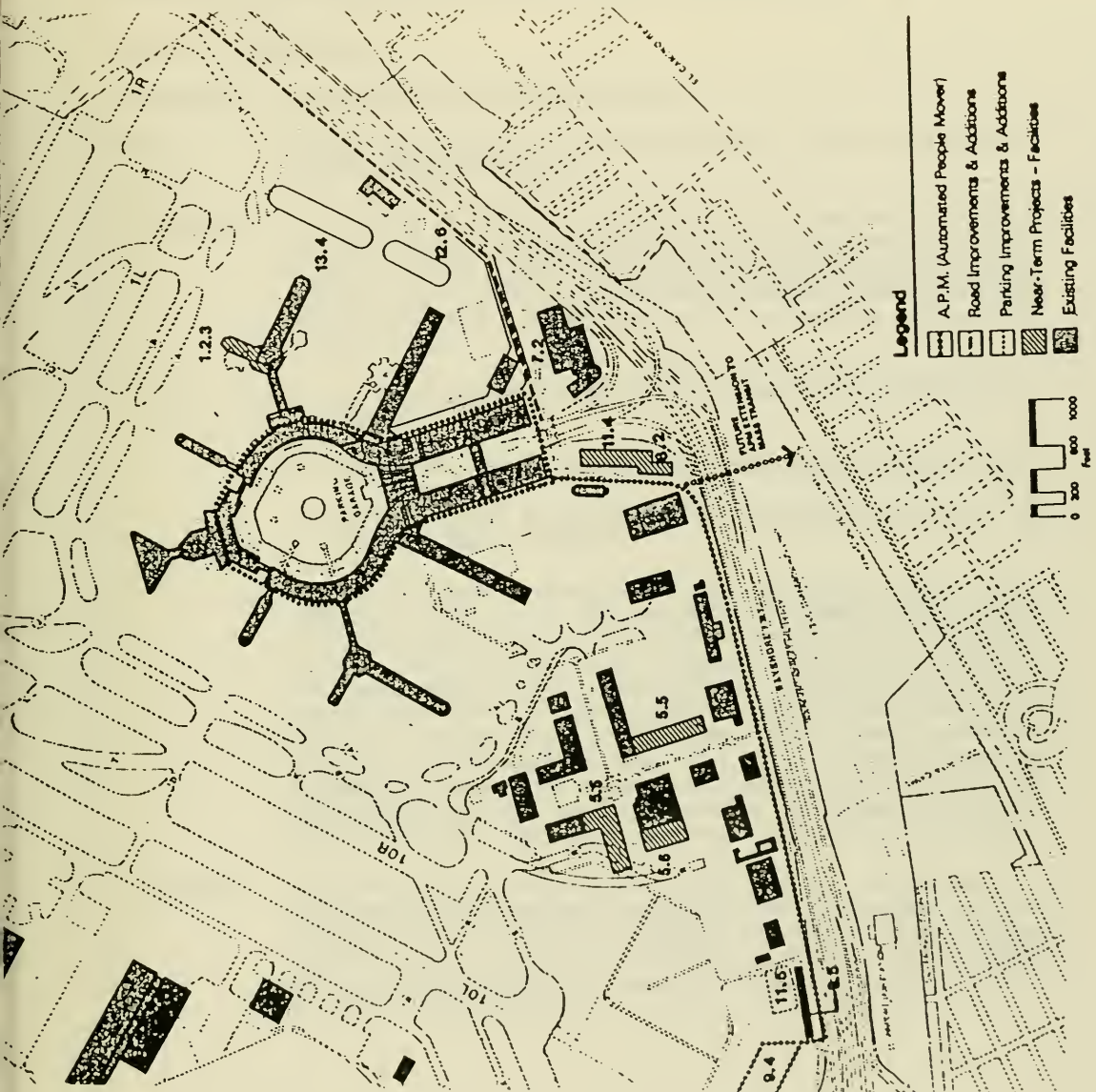
2. The BART extension including siting the BART station below the SFIA parking garage is estimated to cost \$763 million. Extending BART to a station located 0.75 miles from the Airport, west of U.S. 101 is estimated to cost \$446 million.

Recommendation

Supporting an underground BART extension to SFIA is a policy matter for the Board of Supervisors.

BOARD OF SUPERVISORS
BUDGET ANALYST





Item 9 - File 107-90-2

Department: Department of Social Services (DSS)

Item: Hearing on the Department of Social Services' Early Fraud Detection Program (FRED Program).

Description: In July of 1989, DSS began development of a "Front-end" early fraud detection program, known as FRED, for the AFDC, Food Stamps, and General Assistance Programs. The FRED Program began operation in March, 1990. According to DSS, San Francisco is the twenty-fourth county to develop a FRED Program. The objectives of the FRED Program are to:

- 1) Prevent ineligible persons from receiving aid for which they have applied;
- 2) Reduce the number of referrals for prosecution of welfare fraud;
- 3) Attempt to find, for ineligible persons, alternative sources of aid for which they are eligible.

The FRED Program attempts to verify information given in client applications prior to the determination of eligibility of the client. FRED investigators do not review all applications; rather, eligibility workers for the AFDC, Food Stamps, and General Assistance Programs refer selected applications to the FRED Program for verification. DSS investigators for the FRED Program verify application information through home visits, client interviews, authorized third party contacts, and other resources. After the investigator verifies the application information, the investigator recommends that the client either receive aid, be denied aid, or be referred to another aid program for which the client may be eligible.

Comment: DSS has advised the Budget Analyst that the Department has requested that this hearing be continued until the next Economic and Social Policy Committee meeting. The Department has requested additional time to gather information pertaining to the FRED Program, which DSS will present at the next Economic and Social Policy Committee meeting.

Item 11 - File 183-90-1

1. This item is a hearing to consider the functions of the Mayor's Office of Business and Economic Development, including, but not limited to (1) criteria for loans, (2) who is eligible for loans, (3) number of loans let and to whom, (4) names of the members of the Title IX Loan Administration Board and how members are selected and (5) what the Office of Business and Economic Development is supposed to accomplish and who the Office is designed to assist.

2. According to the Mayor's Office of Business and Economic Development (MOBED) the principal goal of the Office is to serve as a catalyst for revenue enhancement through programs and services that (1) foster the retention and attraction of businesses to the City, (2) nurture the growth of entrepreneurs and small businesses and (3) expand San Francisco's position as a gateway to the international market place. MOBED's program goals and objectives, as provided by MOBED, are outlined as follows:

- (1.) Foster the growth and retention of existing businesses that provide job opportunities and revenues for San Francisco.
- (2.) Provide enhanced business services to meet the needs of current and prospective business owners.
- (3.) Develop and implement business finance programs and other incentives in support of the business community.
- (4.) Create greater efficiency and maximize the financial contributions of the City's enterprise departments.
- (5.) Retain and attract "high value added" industries.
- (6.) Provide specific services and programs in support of targeted "low tech" labor intensive industries.
- (7.) Promote neighborhood economic development.
- (8.) Initiate and facilitate regional economic development planning and marketing.
- (9.) Promote San Francisco as an International City and position the City as the international business center for the region.
- (10.) Develop a shared vision for San Francisco in the 21st century.
- (11.) Promote the arts and encourage art and cultural programs which reflect the ethnic and cultural diversity of San Francisco.

3. The Mayor's Office of Business and Economic Development's program functions are divided into three categories as follows:

(1) Financing Programs

MOBED administers the following loan programs: (1) Industrial Development Bonds, (2) Urban Development Action Grant Revolving Loan Program, (3) Title IX Loan Program (Title IX of the Economic Development Act, created the federal funds for this loan program), (4) 24th Street Facade Improvement Program; (5) Redevelopment Agency Loan Programs (Bayview and Western) and (6) Small Business Administration Loan Programs.

(2) One Stop Shop

This program is designed to serve all businesses in the City. The program, in general, provides information, technical assistance and the expediting of certain procedures. Specifically, the program provides (1) seminar programs, (2) "How-To" guides, (2) site selection assistance, (3) expediting assistance through the City's regulatory process (i.e., acquiring permits) (4) a centralized information resource and clearinghouse, (5) business start-up resources and (6) market research.

(3) International Trade Promotion

Promotional activities carried out under this program include:

- providing assistance to 12 sister cities in the planning and organizing of programs, meetings and conferences.
- providing assistance in organizing trade missions between the City and foreign countries.
- providing administrative staff support to the Pacific Rim Advisory Committee.
- hosting of Trade Groups which includes providing a range of business related information and serving as a liaison between the City's businesses and the Trade Groups.
- Sponsoring one-time activities, such as the Pacific Rim Conference held in 1989 and the Columbus Day 1991 Festival which will be held next year.

3. The two major loans under the City's Small Business Loan Program, which is administered by MOBED, are the Title IX Loan program and the Redevelopment Agency Loan Programs. Following is a description of the City's Small Business Loan Program:

- (1) The City Small Business Loan Program provides below-market rate interest loans to qualified small businesses in San Francisco, to enable them to expand and to create new job opportunities particularly for San Francisco residents who are under-employed or unemployed. Also loans are made to qualified businesses for real property acquisition, construction, rehabilitation, machinery and equipment and working capital.
- (2) Applicants for a City Small Business Loan must (1) be an established, for-profit business (2) be located in or willing to locate in San Francisco, (3) have a sound credit history (4) must offer job opportunities and provide clearly identifiable public benefit(s), (5) have been in business for at least three years and (6) can demonstrate the ability to repay the loan. The minimum program goal is to create or retain one permanent, full-time equivalent job per \$10,000 of City loan proceeds. An approved Employment Plan and First Source Housing Agreement is required. Semi-annual reporting on status of employment is required for two years.
- (3) Guidelines for City Small Business Loans stipulate that applicants for these loans should raise partial financing from a private source (i.e., private financing and/or equity). The City share may comprise up to one-third of the project cost, to a maximum of \$50,000, subject to availability of funds. Lower-leveraged loans are permitted under special circumstances up to \$15,000. An example of special circumstances might be a situation whereby a business does not have sufficient collateral to meet eligibility criteria, but can show an adequate cash flow. The small business loan rate is generally prime or lower, to a maximum rate of 15% and a minimum of 5%, and is fixed from the term of the loan.
- (4) The repayment period of the loan to the City may exceed that of the private companion loan, but generally does not exceed the life of the assets purchased, up to 10 years.
- (5) City Small Business Loans must be appropriately secured by real property, equipment or other business and/or personal assets, but may be subordinate to the private lender.
- (6) Applicants for a City Small Business Loan can receive assistance in preparing a loan application package from non-profit economic development organizations that subcontract with the City through the MOBED. Loan applications are prioritized according to (1) job creation/retention, (2) projects which are located in the City which upgrade targeted economic development areas of the City and (3) projects designed to leverage higher ratios of private investment. Final credit decision is made by the Title IX Loan Administration Board.

- (7) Applicants for a City Small Business Loan must pay a fee up-front, in the amount of 3% of the loan amount requested (i.e., if the loan amount requested is \$50,000 the fee would be 3% or \$1,500). The majority of the funds from the fee go into the City Small Business Loan Program's loan fund. The remaining funds are used to cover administrative overhead costs for MOBED staff who are assigned to the loan program.
- (8) Applicants for a City Small Business Loan would be required, at a minimum, to provide the following documentation:
 - Breakdown of Loan Request
 - Business Plan
 - Profit and Loss Statement and Balance Sheet, up to 3 years and current (no older than 60 days)
 - Federal Income Tax Returns up to 3 years
 - Personal Financial Statements of proprietors, partners, or corporate officers
 - Management-resumes of work experience and education
 - Price estimates for equipment, leasehold improvements, or construction, if applicable
 - Copy of Lease/Mortgage Agreement

4. The Title IX Loan Administration Board currently is comprised of 12 members (see Attachment) who are appointed by the Mayor for indefinite terms. The Board can accommodate up to 13 members. The requirement for being selected for an appointment is that a candidate must meet at least one of the following criteria:

- (1) Has experience or training in finance that would allow him or her to make informed credit judgements on loan applications.
- (2) Represents a City neighborhood in a proven capacity.
- (3) Successful track record in business.
- (4) Demonstrated public service record.

Comments

1. Mr. Eugene Choy of the Mayor's Office on Business and Economic Development reports that for the period September 1989 through September 1990, the Title IX Loan Administration Board approved 34 loans for a total loan commitment of \$679,500. The approved loans were made to 22 male-owned businesses and 12 women -owned businesses. The ethnic breakdown of ownership of the 34 businesses that received loans, is as follows: 16 Caucasian; 8 Asians; 4 African-American; 5 Hispanics and one American-Indian. Mr. Chow adds that the 34 loans which were approved affected a total of 252 jobs that were either

Memo to Economic and Social Policy Committee
September 27, 1990 Economic and Social Policy Committee Meeting

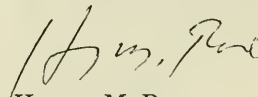
created or retained. Mr. Chow advises that these job involved primarily low to moderate income individuals.

2. Mr. Choy advises that loan amounts for the City Small Business Loan Program are generally below the minimums that conventional lenders can offer to most small businesses. The minimum loan amount for most conventional lenders, according to Mr. Choy, is approximately \$250,000.

3. According to Mr. Choy, up to 30% of a loan approval under the Title IX loan program can be used for working capital purposes. The Redevelopment Agency Loan programs provide 40% of the loan amount to be used for working capital or 6 months operating expenses for the business, whichever is less.

4. Mr. Choy advises that most conventional lenders do not offer fixed rate loans for businesses, unless the loan is for the acquisition of real property. Under the City Small Business Loan Program, fixed rate loans are offered irregardless of whether or not the asset financed is real property.

5. Mr. Choy reports that, the term for a business loan from most conventional lenders is generally less than 5 years if the security is the equipment that is being financed. Working capital loans are not available for more than one year terms. Both the Title IX Loan Program and the Redevelopment Agency program can approve loans of up to 7 years. The extended term is also available to working capital loans when made in conjunction with approved fixed asset financing.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Legislative Policy Analysts
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

BOARD OF SUPERVISORS
BUDGET ANALYST

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CALENDAR - ACTION TAKEN
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

THURSDAY, SEPTEMBER 27, 1990 - 10:00 A.M. ROOM 228, CITY HALL

PRESENT: SUPERVISORS GONZALEZ AND KENNEDY DOCUMENTS DEPT.
ABSENT: SUPERVISOR WARD OCT 2 - 1990
CLERK: GAIL JOHNSON

1. File 40-90-14. [Parking of Vehicles] Resolution extending boundaries of Residential Permit Parking Area "H" in the Lakeside Area and adding Mercedes Way, between Paloma Avenue and Junipero Serra Boulevard, and Beverly Street, between Shields Street and Nineteenth Avenue, to the list of streets upon which time limitations shall apply. (Department of Parking and Traffic)

ACTION: Recommended.
2. File 40-90-15. [Parking of Vehicles] Resolution extending boundaries of Residential Permit Parking Area "T" in the Forest Hill Area and adding Laguna Honda Boulevard, between Hernandez Avenue and Ulloa Street; Idora Avenue, between Woodside and Garcla Avenues; and Ulloa Street, between Woodside Avenue and Laguna Honda Boulevard, to the list of streets upon which time limitations shall apply. (Department of Parking and Traffic)

ACTION: Recommended.
3. File 40-90-17. [Parking of Vehicles] Resolution extending boundaries of Residential Permit Parking Area "S" in the Duboce Triangle Area and adding Eighteenth Street, between Hartford and Noe Streets, south side, and Nineteenth Street, between Church and Sanchez Streets, both sides, to the list of streets upon which time limitations shall apply. (Department of Parking and Traffic)

ACTION: Recommended.
4. File 109-90-3. [Rent Ordinance] Ordinance amending Administrative Code by amending Sections 37.3 and 37.8 to permit de minimis errors in annual and banked rent increases, to delete the separate requirement that tenants be notified of what portion of rent increase reflects any banked increase from prior years, to establish a mandatory time limit for the filing of certain tenant petitions, to establish a mandatory time limit for appeals, with good cause exception, to establish a statute of limitations for judicial review, and to permit landlords to challenge rent offsetting orders prior to their taking effect. (Supervisor Britt)

ACTION: Continued to Call of the Chair at the request of author.

5. File 35-90-1. [26th Street - Street Vacation] Resolution rescinding Resolution No. 149-69, and urging the Chief Administrative Officer to request the Director of the Department of Public Works to review rededicating 26th Street between Harrison Street and Treat Avenue as a public street and submit recommendations to the Board of Supervisors. (Supervisor Gonzalez)

ACTION: No action taken. Matter was called out of Committee on September 24, 1990.

6. File 125-90-1. [Utility Shutoff] Ordinance amending Part II, Chapter XII of the Housing Code relating to earthquake emergency guidelines by adding Section 712 providing for the identification of utility shutoff devices, and by amending Section 206 relating to retroactivity. (Supervisor Gonzalez)
(Continued from 8/22/90)

ACTION: Amendment of the Whole prepared in Committee. Recommended as amended. (To Board for consideration on October 15, 1990.) (Add Supervisor Kennedy as co-sponsor.)

7. File 80-90-2. [BART Extension to Airport] DRAFT resolution affirming support for an extension of the Bay Area Rapid Transit District (BART) directly into the airline terminals at the San Francisco International Airport. (Supervisors Nelder, Gonzalez, Alioto, Hallinan, Ward, Hsieh, Kennedy)

ACTION: Hearing held. Continued to Call of the Chair.

8. File 178-90-1. Hearing to consider allegations by various security officers of discriminatory practices at the Fine Arts Museum. (Supervisor Kennedy)

ACTION: Continued to Call of the Chair at the request of sponsor.

9. File 107-90-2. Hearing to consider the Department of Social Services' Fraud Early Detection Program. (Supervisor Kennedy)

ACTION: Continued to Call of the Chair at the request of sponsor.

10. File 258-90-1. Hearing to consider whether violations of the City's sanctuary ordinance have occurred in the Fisherman's Wharf area during the month of July 1990. (Supervisor Gonzalez)

ACTION: Continued to Call of the Chair at the request of sponsor.

11. File 183-90-1. Hearing to consider functions of the Mayor's Office of Economic Development to include but not limited to criteria for loans, who is eligible, report on number of loans let and to whom; names of Title IX Board and how selected as well as what is program supposed to do and who is it designed to assist. (Supervisor Kennedy)

ACTION: Hearing held. Continued to Call of the Chair.

DOCUMENTS DEPT.

OCT 18 1990

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CALENDAR - ACTIONS TAKEN
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

THURSDAY, OCTOBER 11, 1990 - 10:00 A.M. ROOM 228, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY

CLERK: GAIL JOHNSON

CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:

- (a) File 15-90-4. [Taxi Zone] Consideration of revocation of taxi zone at California Street, north side, from 21 feet to 39 feet west of Montgomery Street (18-foot zone).
(Department of Parking and Traffic)

- (b) File 19-90-12. [Parking Regulations] Consideration of establishment and extension of parking regulations, various streets. (Department of Parking and Traffic)

Green Zone Time Extension, Monday Through Saturday,

6:00 P.M. - 9:00 P.M. - Establish

Franklin Street, east side, from 88 feet to 120 feet south of Lombard Street (32-foot zone).

No Parking Except for Mobile Recycling Unit, 9:00 A.M. -

2:00 P.M., Saturday - Establish

Powell Street, west side, from John Street to 100 feet north (100-foot zone).

No Parking Anytime - Establish

Carolina Street, north side, between Wisconsin Street and Coral Road.

Bryant Street, north side, from First Street to 368 feet east (368-foot zone).

Parking Meter Area "2" - Extend

Folsom Street, both sides, between Spear and Stuart Streets.

Parking Meter Area "3" - Extend

Noriega Street, both sides, between Thirtieth and Thirty-Third Avenues.

ACTION: Items (a) and (b) removed from Consent Calendar.

(a) File 15-90-4. Hearing held. Filed.

- (b) File 19-90-12. Hearing held. Department of Parking and Traffic Order regarding Bryant Street amended to read as follows: "Bryant Street, frontage road, north side, from First Street to 368 feet east (368-foot zone)." Department of Parking and Traffic recommendations recommended as amended. Resolution prepared in and reported out of Committee entitled: "Enacting parking regulations, various streets." Recommended.

REGULAR CALENDAR

2. File 109-90-2. [Evictions by Tenants in Common] Ordinance amending Administrative Code by amending Section 37.9 to provide that landlords purchasing buildings after October 1, 1990, may not evict tenants on the ground that the landlord or a relative intends to occupy the unit unless the landlord owns at least twenty-five percent of the building. (Supervisors Hallinan and Gonzalez)

ACTION: Hearing held. Amendment of the Whole prepared in Committee. (City Attorney to prepare legislation.) Continued to October 25, 1990, meeting.

3. File 115-90-5. [Service Stations] Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (Planning Code) by adding Section 187-1 thereto, to provide that certain service stations in residential districts may continue as legal nonconforming uses and providing for the issuance of conditional use permits for expansion or intensification of service station operations. (Supervisors Hallinan and Walker)

(Approved by City Planning Commission Resolution No. 12003)

ACTION: Hearing held. Amended on page 1, line 6, and on page 2, line 12, by replacing "permits" with "authorizations". New title: "Amending Part II, Chapter II of the San Francisco Municipal Code (Planning Code) by adding Section 187-1 thereto, to provide that certain service stations in residential districts may continue as legal nonconforming uses and providing for the issuance of conditional use authorizations for expansion or intensification of service station operations." Recommended as amended.

4. File 20-90-12. [Traffic Regulations] Consideration of establishment of traffic regulations, various locations. (Department of Parking and Traffic)

Tow-Away, No Stopping Anytime - Establish
Dellbrook Avenue, west side, from La Avanzada to 35 feet south (35-foot extension to existing tow-away zone).

Tow-Away, No Stopping, 4:00 P.M. to 6:00 P.M., Monday Through Friday - Establish
Franklin St., west side, between California and Sacramento Sts.

ACTION: Hearing held. Department of Parking and Traffic recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulations, various streets." Recommended.

5. File 40-90-18. [Parking of Vehicles] Resolution extending the boundaries of Residential Permit Parking Area "N" in the North Inner Richmond Area and adding Fifteenth Avenue, between Lake Street and the south property line of the Presidio, both sides; Geary Boulevard, between Twelfth Avenue and Funston Avenue, south side; and Lake Street, between Fourteenth and Funston Avenues, both sides, to the list of streets upon which time limitations shall apply. (Department of Parking & Traffic)

ACTION: Hearing held. Recommended.

6. File 20-90-13. [Traffic Regulations] Consideration of establishment of regulation closing Claude Lane, between Bush and Sutter Streets, to vehicular traffic from 10:00 a.m. to 4:00 p.m. everyday. (Department of Parking and Traffic)

ACTION: Hearing held. Department of Parking and Traffic Order amended to close Claude Lane from "10:00 a.m. to 3:00 p.m." rather than "10:00 a.m. to 4:00 p.m." Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulation on Claude Lane; and requiring a report from the Department of Parking and Traffic by October 15, 1991, regarding the effect of this street closing." Recommended.

7. File 107-89-15. Hearing to consider procedures and regulations concerning foster children, including placement of these children outside of San Francisco and the ramifications of Senate Bill 1177 regarding adoption of children. (Supervisor Kennedy)

ACTION: Hearing held. Continued to Call of the Chair.

8. File 12-90-26. [Proposition 128 - "Big Green"] Resolution endorsing State Proposition 128, the Environmental Protection Act of 1990, known as "Big Green". (Supervisors Walker, Britt, Alioto, Gonzalez, Hallinan, Hongisto, Kennedy)

ACTION: Hearing held. Recommended. (Supervisor Kennedy Dissenting) (Remove Supervisor Kennedy as co-sponsor.)



BOARD OF SUPERVISORS

BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

DOCUMENTS DEPT.

November 6, 1990

NOV 8 - 1990

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TO: Economic and Social Policy Committee

FROM: Budget Analyst - recommendations

SUBJECT: November 8, 1990 Economic and Social Policy Committee Meeting.

Items 2 and 3 - Files 121-90-9 and 15-90-7

1. These items include a hearing to review taxicab rates in the City (File 15-90-7) and a proposed draft ordinance amending Part II, Chapter VIII, Article 16 of the San Francisco Municipal Code (Police Code) to establish a temporary fare surcharge for taxicabs due to unexpected drastic increases in gasoline prices caused by the current Middle East crisis, providing a termination date for the temporary fare surcharge and declaring an emergency pursuant to Section 2.301 of the San Francisco Charter (File 121-90-9).

2. In June of 1986, the Board of Supervisors adopted a new Taxicab Rate schedule (File 121-85-14) as follows:

Flag Drop	\$1.40
Rate Per 1/6 Mile	.25
Traffic Delay and Waiting Time Per Hour	15.00

In addition, the rate for out-of-town taxi trips beyond 150 miles from the San Francisco border is 150 percent of the meter rate.

3. The proposed draft ordinance (File 121-90-9) would provide for a temporary fare surcharge to increase the flag drop rate \$.50 from \$1.40 to \$1.90 without changing the gate fee charged by the taxicab companies to the taxicab drivers for an initial six months. The proposed draft ordinance would also permit an additional six month extension of the temporary fare surcharge if approved by a subsequent Board of Supervisors' resolution. The proposed ordinance would also be adopted as an emergency measure pursuant to Section 2.301 of the San Francisco Charter which finds that a sudden and drastic rise in gasoline costs threatens to reduce the level of taxicab service below that which the Board of Supervisors deems adequate.

4. The proposed draft ordinance states that the Board of Supervisors finds that such legislation would be necessary to preserve the public health, safety and welfare and would be in the public interest. In addition, the Board of Supervisors would conclude that the proposed temporary surcharge, coupled with the assurance by members of the San Francisco Taxicab Association that they would not increase their fees charged to taxicab drivers for the period of this emergency would ensure the continued availability of safe, affordable and efficient taxicab service throughout the city and county.

5. In accordance with Section 1137 of the Police Code, the Board of Supervisors is required to review rates for taxicabs between September 1 and December 1, annually. The scheduled hearing to review taxicab rates (File 15-90-7) complies with this requirement.

6. The Controller is responsible for requiring that the taxicab companies provide financial statements and data to the City in order that the Controller can review the industry's financial information relative to the City's rate of fares for taxicabs. According to Mr. John Madden of the Controller's Office, the Controller does not anticipate completing its regular review of available financial data for several weeks and therefore recommendations for any regular periodic changes to the current taxicab rate schedule cannot be made at this time.

7. Mr. Jerry Lee of the Mayor's Office reports that a Special Committee has been created to study the taxicab industry in San Francisco. Mr. Lee recommends that at this time an emergency surcharge be approved for an initial six-month period to relieve the burden of out-of pocket costs sustained by the taxi drivers to pay for the rapid and significant increase in the cost of gasoline. This six-month time period would allow the Special Committee sufficient time to complete its review of proposed rate changes which is included in their total review of the taxicab industry. According to the findings stated in the proposed draft ordinance, the average cost of gasoline which the taxicab drivers pay to the taxicab companies has increased \$0.42 per gallon from \$0.98 per gallon to \$1.40 per gallon or 43 percent since the onset of the current Middle East crisis.

Comment

While the Budget Analyst believes that it is appropriate to provide the taxi drivers some financial relief to offset the existing rapid and significant increase in out-of-pocket costs to purchase gasoline, it should be noted that neither the Mayor's Special Committee nor the Controller have completed their reviews of taxicab financial data to advise the Board of Supervisors at this time regarding a comprehensive schedule of taxicab rate changes. Such reviews are anticipated to be completed over the next several weeks.

Recommendation

The proposed ordinance to establish a temporary fare surcharge for taxicabs is a policy matter for the Board of Supervisors. If the Board of Supervisors approves such a surcharge, the Budget Analyst recommends that the surcharge be limited for the proposed initial six-month period only and not extended by subsequent resolution for an additional six-month period. This would allow both the Mayor's Special Committee and the Controller sufficient time to complete their reviews of taxicab financial data and report back to the Board of Supervisors regarding their findings and recommendations to change the existing taxicab rate schedules.

Item 8 -File 97-90-55

1. The proposed ordinance would amend the San Francisco Administrative Code by adding a new Chapter 12I, titled Tropical Hardwood Ban, to prohibit the use, requisition or purchase, directly or indirectly, by any City department or agency, of any tropical hardwoods or tropical hardwood products.

2. The proposed ordinance has the public purpose (1) to help protect the tropical rainforests, which are the Earth's oldest and richest terrestrial ecological systems and home to half of all the Earth's plant and animal species, (2) to help reduce harmful effects that are scientifically linked to atmospheric imbalance and global warming known as the Greenhouse Effect, and other harmful effects including drought, floods, melting of the polar ice caps, and changes in worldwide weather patterns, (3) to help reduce the displacement of indigenous tribal peoples, many of whom have never before been contacted by the modern world and who are very much adversely affected by such contact, (4) to help avoid destruction of the rainforest which, at the current rate results in the endangerment and extinction of 30 species of plant and animal life each day and a consequent loss of genetic diversity invaluable to the production of medicines and food products, and (5) to contribute to the reduction in the demand for tropical rainforest products.

3. The proposed ordinance includes findings which conclude that the proposed policy to prohibit the use, requisition, or purchase of any tropical hardwoods or tropical hardwood products would not create shortages of building supplies for the City inasmuch as many acceptable non-tropical wood products of comparable quality are available.

4. The proposed legislation would (1) prohibit the City from entering into or renewing any contractual agreement for the provision of services, the performance of which requires the use of any tropical hardwood, (2) prohibit the use of any tropical hardwood or wood product as a part of any bid proposal or solicitation, request for bid or proposal or contract for the construction of any public work, building maintenance or improvement for or on behalf of the City, and (3) require that every bid proposal, solicitation, request for bid or proposal, and contract for the construction of any public work, building maintenance or improvement contain a statement that any bid, proposal, or other response to a solicitation for bid or proposal that proposes the use of any tropical hardwood or wood product in performance of the contract would be deemed non-responsive.

5. The prohibited actions enumerated in paragraph 4 above would not apply under the following circumstances: (1) contractual obligations entered into prior to the effective date of this proposed ordinance, (2) any amendment, modification or renewal of a contract that was entered into prior to the effective date of this proposed ordinance where such application would delay timely completion of a project or involve an increase in the total monies to be paid by the City under a contract, or (3) the contracting officer finds that no person or entity doing business in the City is capable of performing the contract using acceptable non-tropical hardwood equivalents, or the inclusion or application of such

BOARD OF SUPERVISORS
BUDGET ANALYST

provisions would violate or be inconsistent with the terms or conditions of a grant, subvention or contract with an agency of the State or the United States, or the use of tropical woods is deemed necessary for purposes of historical restoration and there exists no available acceptable non-tropical wood equivalent.

6. The proposed ordinance would prohibit the City from purchasing or obtaining for any purpose any tropical hardwoods or tropical hardwood products with the following exceptions: (1) Any contractual obligation for purchase of commodities entered into prior to the effective date of this proposed chapter, or (2) there is no acceptable non-tropical hardwood equivalent, or (3) the contracting officer finds that no person or entity doing business in the City is capable of providing acceptable non-tropical hardwood equivalents sufficient to meet the City's contract requirements, or (4) where the application of the prohibition would violate or be inconsistent with the terms or conditions of a grant, subvention or contract with an agency of the State of California or the United States or the instructions of an authorized representative of any such agency with respect to any such grant, subvention or contract.

7. The proposed legislation would require that all City contracts for public works or improvements include as a condition a clause prohibiting the contractor from providing any items to the City in performance of the contract which are tropical hardwoods or tropical hardwood products.

8. The proposed legislation would require the Treasurer or the Purchaser, whichever is appropriate, to promulgate rules and regulations necessary to carry out the purposes and requirements of the proposed ordinance. Additionally, all contracts and other written agreements would be required to incorporate the proposed Administrative Code Article by reference whenever applicable and provide that the failure of any bidder or contractor to comply with any of its requirements would be deemed a material breach of the contract.

9. The proposed legislation would empower contracting officers to impose penalties on contractors who would falsely represent the nature or character of the wood products offered or used under a contract or provide the City with tropical hardwood or tropical hardwood products in violation of this proposed ordinance. Additionally, all contracts would provide that in the event any bidder or contractor fails to comply in good faith with any of the provisions of the proposed ordinance, the bidder or contractor would be liable for liquidated damages in an amount equal to the the net profit under the contract or five percent of the total amount of the contract dollars, whichever is greater.

10. The proposed legislation would require that the Treasurer and the Purchaser periodically provide written reports on the implementation of this proposed ordinance to the Board of Supervisors.

11. The proposed ordinance would expire 10 years after its effective date unless the Board of Supervisors finds that the purposes of the ordinance have not yet been achieved, in which case the ordinance may be extended for additional three year periods.

BOARD OF SUPERVISORS
BUDGET ANALYST

12. The proposed ordinance would affect City contracting procedures only; private contracts would not be affected.

Comments

1. The Director of Public Works reports that the proposed ordinance would not increase the costs to nor affect the operations of the Department of Public Works.

2. The City Treasurer reports that wherever the proposed ordinance calls for the Director of Purchasing or the Treasurer to take an action, the Director of Purchasing has agreed to take responsibility for that action.

3. As of the writing of this report, we have not received comments from the Director of Purchasing on the impact of the ordinance on the City's purchasing operations.

4. Mr. John Stein, General Manager of MUNI, reports that MUNI uses tropical hardwoods in the rebuilding and repair of cable cars and historic trolley cars. Mr. Stein reports that the historic value of the trolley cars would be diminished by using a replacement for the mahogany and other tropical hardwoods used in the historic trolley cars.

5. Examples of tropical hardwoods include the following:

Almon	African Mahogany
Balsa	Purposeheart
Cardia	Rosewood
Ebony	Teak
Gaboon	Tigerwood

6. Examples of non-tropical hardwood equivalents, not necessarily related to or the equivalent of the tropical hardwoods listed in the previous paragraph include the following:

Ash	Hickory
Beech	White Oak
Birch	Pecan
Cherry	Yellow Poplar
Elm	Black Walnut

Recommendation

The decision of whether to prohibit the use, requisition, or purchase of any tropical hardwoods or tropical hardwood products by any City department or agency except under certain prescribed conditions is a policy decision for the Board of Supervisors.

BOARD OF SUPERVISORS
BUDGET ANALYST

Item 10 - File 120-90-1

Note: This item was continued at the September 12, 1990 Economic and Social Policy Committee Meeting.

- Departments:** Water Department
Department of Public Works, Bureau of Building Inspection
- Item:** Ordinance amending Sections 905 and 1001.1 of the Plumbing Code relating to water usage for toilets and requiring water conserving fixtures in new buildings or when water drainage systems are substantially altered, modified or renovated.
- Description:** Presently, the San Francisco Plumbing Code allows the installation of toilets and urinals that use a maximum of 3.5 gallons of water per flush.
- The proposed ordinance would require that in the construction of new buildings, installed toilets (water closets) use no more than 1.6 gallons per flush, and urinals with related flushometer valves use no more than one gallon of water per flush.
- These equipment requirements would also apply to buildings where the water drainage system is substantially altered, modified or renovated. The proposed ordinance also provides for an appeals process through which building owners could install toilets and urinals with greater water requirements for flushing. An exemption from the ordinance requirements would be granted if DPW's Bureau of Building Inspection certifies that the configuration of the building drainage system requires a greater quantity of water to adequately flush the system.
- Comments:**
1. The San Francisco Water Department agrees with and supports this proposed legislation, because it would assist in decreasing the growth in the City's demand for water and increase the capacity of the City's water supply. Mr. Franz Hansell of the Water Department reports that based upon water service data for 1988-89, the implementation of the proposed code changes could save approximately six to nine million gallons of water each year for the Water Department, thereby increasing the capacity of the City's water supply. For comparison purposes, Mr. Hansell advises that the six million gallons would be enough water to supply 75 family (four people) housing units for one year.
 2. Mr. Hansell further reports that implementing these water saving measures would help defer the cost of developing new sources of water as water demand begins to reach the limit of the Water Department's available of supply of water.

BOARD OF SUPERVISORS
BUDGET ANALYST

3. Mr. Ray Andreni of the Bureau of Building Inspection reports that large older buildings that have horizontally aligned sewage collection systems, such as warehouses and large apartment complexes, may require toilets and urinals that use greater quantities of water than the 1.6 gallons specified in the proposed ordinance. If undergoing substantial renovations, these older buildings would need the larger quantities of water in order to adequately flush sewage from the pipes. In such instances, the reduced water flow stemming from the use of the proposed new water-saving equipment would be insufficient to flush sewage from the building's existing collection system, causing eventual blockage. Mr. Andreni advises that these large older buildings, if undergoing substantial renovations, may be subject to the appeal procedures of this proposed ordinance.

Recommendation: Approve the proposed ordinance.

BOARD OF SUPERVISORS
BUDGET ANALYST

Item 12 - File 43-90-3

1. The proposed resolution would declare a statement of policy that the parcel of land bounded by Washington, Drumm, Battery and Clay Streets, remain zoned "P" for Public Use, and urge the Chief Administrative Officer and urge the Mayor to urge the City Planning Commission to plan the integration of a childcare center into all feasibility and development studies of the downtown C-3 District.

2. A parcel of land bounded by Washington, Drumm, Battery and Clay Streets has been identified by the City as a potential childcare site in the City's downtown C-3 District. The site currently houses a pump station for the City's Water Department and is zoned "P" for Public Use.

3. On September 6, 1985, the Board of Supervisors approved legislation (Ordinance 411-85) which is incorporated in Section 314 of the City's Planning Code. Section 314 outlines childcare requirements for office and hotel development projects.

4. Section 314.2 of the Planning Code includes the following findings of the Board of Supervisors:

- (1) That large-scale office and hotel developments in the City attract additional employees to the City and that there is a direct connection between such developments and the need for additional childcare facilities, particularly for households of low and moderate income.
- (2) Office and hotel uses benefit from employees having availability of childcare close to their place of employment. However, the supply of childcare has not kept pace with the demand for childcare created by these employees. As a result, employees unable to find accessible quality childcare will be forced to either work where such services are available outside the City or leave the work force entirely, posing a detrimental effect on the City.
- (3) Environmental Impact Report (EIR) projections for the Downtown Plan indicate that between 1984 and 2000, there will be an increase of nearly 100,000 jobs in the C-3 District, with most of that job growth in office and hotel work, which consists of a predominantly female work force. In 1981, 65 percent of the workforce in the C-3 District was between the ages of 25-44, and 88 percent of the C-3 District jobs were occupied by full time workers.
- (4) The City's Master Plan encourages "continued growth of downtown office activities so long as undesirable consequences of such growth can be avoided" and requires that there be the provision of "adequate amenities for those who live, work and use downtown". As such,

BOARD OF SUPERVISORS
BUDGET ANALYST

the City Planning Commission is authorized to promote the policies of the City's Master Plan through the imposition of special childcare development or assessment requirements.

5. Section 314.4 of the Planning Code provides that the Department of City Planning or the City Planning Commission are required to impose conditions on approval of building or site permit applications, in order to mitigate the availability of childcare facilities. The conditions require that developers either singly or in conjunction with developers of other office or hotel development projects construct or provide a childcare facility on or near the site of the development project or pay an in-lieu fee to the City which would be used exclusively to foster the expansion of childcare facilities and to provide access to affordable childcare to households of low or moderate income.

6. Section 314.5 of the Planning Code establishes a special fund entitled the Affordable Child Care Fund. Fees paid by developers in lieu of providing an on-site or near-site childcare facility, and fees paid by developers to reduce the floor area or eliminate a childcare facility are deposited to this Fund. The fee paid by developers in lieu of providing an on-site or near-site facility is computed as follows: Net additional gross square feet of office or hotel space x \$1.00 = Total Fee. The fee paid by developers to reduce the floor area or eliminate a childcare facility is computed as follows: No. of years since issuance of first certificate of occupancy x net reduction in gross square feet of childcare facility x (\$100) = Total Fee. The existing legislation provides that 25 percent of monies deposited to the Fund must be paid to providers operating childcare facilities, in order to reduce the cost of providing affordable childcare services to children from low income households. The remaining monies deposited in the Fund must be used solely to increase the supply of childcare facilities that are affordable to low and moderate income households.

Comment

The proposed legislation states that funds from the Affordable Child Care Fund could be used either to construct a childcare facility and/or to provide subsidies for lower income working parents. Ms. Lynne Beeson of the Mayor's Office advises that, while 25 percent of monies deposited to the Fund are designated to be used to reduce the cost of affordable childcare to low income households, the specific amount of individual subsidies which could be made available to low income households has not as yet been determined. Ms. Beeson reports that the Affordable Child Care Fund currently has a balance of approximately \$300,000.

Recommendation

Approval of the proposed resolution is a policy matter for the Board of Supervisors.

BOARD OF SUPERVISORS
BUDGET ANALYST

Item 13 - File 284-90-1

Note: This item was continued from the May 24, 1990 meeting of the Economic and Social Policy Committee.

1. This item is a hearing to consider the City and County of San Francisco Minority/Women/Local Business Utilization Ordinance (MBE/WBE/LBE Ordinance II) Fiscal Year 1989-1990 Progress Report for the period July 1, 1989 through December 31, 1989 prepared by the Human Rights Commission. The Report provides an analysis of the first six months' performance of the City in meeting the 3-year City-wide goals set by the MBE/WBE/LBE Ordinance II. The following is based on the Budget Analyst's review of the final draft of the Report which was issued on May 21, 1990.

2. The MBE/WBE/LBE Ordinance II, which became effective July 1, 1989, provides for a 10 percent bid preference for local economically disadvantaged MBE/WBEs in industries where the disparity between contract dollars awarded to MBE/WBEs and the available number of MBE/WBEs is determined to be statistically significant and not attributable to chance. The Ordinance further provides for City-wide goals for MBEs (by ethnic group) and WBEs for each industry in which a bid preference is specified.

Scope of the Report

The Report compares MBE/WBE participation by industry during the first six months of FY 1989-90 with FY 1987-88. The Report does not include a statistical analysis of the disparities between the contract dollars awarded to MBE/WBEs and their available numbers in each industry. The Human Rights Commission (HRC) indicates that these issues will be included in the annual report covering the entire 1989-90 fiscal year, which will be presented in March of 1991, as specified in Sections 12D.6 and 15 of the MBE/WBE/LBE Ordinance II.

The Report also includes discussions of 1) the certification process and the impact of the narrowing of the definition of qualified MBE/WBEs to include San Francisco firms; 2) the procedures for granting exceptions and waivers; 3) outreach, education and training efforts of the HRC; 4) departmental good faith efforts; 5) the implementation of the HRC automated reporting system and 6) recommendations for amendments to the MBE/WBE/LBE Ordinance II and for HRC and City department administrative changes.

Findings of the Report

The Report finds that although some City departments have demonstrated good faith efforts to meet the MBE/WBE goals, many City-wide industry participation goals are yet to be met. The Report also finds that limiting the certification qualifications to San Francisco firms has significantly reduced the number of MBE/WBEs available to benefit from the bid preference provisions, especially in the equipment/supplies and general services industry areas. In addition, the Report finds that the inability of the City thus far to enact a

BOARD OF SUPERVISORS
BUDGET ANALYST

Memo to Economic and Social Policy Committee
November 8, 1990 Economic and Social Policy Committee Meeting

subcontracting ordinance which meets the requirements of the Croson v. Richmond U.S. Supreme Court decision also significantly reduces the level of MBE/WBE participation in City contracts.

The following chart summarizes the findings of the study regarding MBE and WBE participation levels by industry. Fiscal year 1989-90 figures are for the first six months. During 1987-88, the MBE/WBE Ordinance established City-wide goals of 30% MBE and 10% WBE. In 1989-90, the goals vary by ethnic/gender group and by industry, as shown below. Data which was not available is labelled "N/A", and percentages which were not significant or less than 0.1 percent are labelled "n/s."

	MBE Goal	Certified MBEs	All MBEs*	WBE Goal	Certified WBEs	All WBEs*
Construction						
1987-88	30%	\$7,762,000 11%	\$18,835,000 22%	10%	\$851,000 1.2%	N/A N/A
1989-90	49.5%	\$778,000 0.4%	\$19,371,000 7.3%	7%	\$21,000 n/s	\$21,000 n/s
Legal Services						
1987-88	30%	\$0 --	\$0 --	10%	\$0 --	\$0 --
1989-90	N/A	\$0 --	\$0 --	N/A	\$0 --	\$7,000 1%
Architectural and Engineering						
1987-88	30%	\$2,359,000 27%	\$4,074,000 20%	10%	\$55,000 0.6%	\$1,599,000 10%
1989-90	38.3%	\$520,000 7.6%	\$571,000 7.8%	16.8%	\$2,600 n/s	\$2,600 n/s
Computer Systems						
1987-88	30%	\$216,000 9%	\$216,000 9%	10%	\$0 --	\$0 --
1989-90	40%	\$66,000 5%	\$122,000 4.2%	20%	\$0 --	\$0 --
Finance and Insurance Services						
1987-88	30%	\$0 --	\$0 --	10%	\$0 --	\$0 --
1989-90	31.6%**	\$0 --	\$1,000 n/s	0%**	\$0 --	\$0 --
Auditing and Accounting						
1987-88	30%	\$268,500 84%	\$268,500 84%	10%	\$0 --	\$0 --
1989-90	56.3%	\$36,500 5.1%	\$36,500 2.4%	6.3%	\$0 --	\$0 --

BOARD OF SUPERVISORS
BUDGET ANALYST

Memo to Economic and Social Policy Committee
November 8, 1990 Economic and Social Policy Committee Meeting

	<u>MBE Goal</u>	<u>Certified MBEs</u>	<u>All MBEs*</u>	<u>WBE Goal</u>	<u>Certified WBEs</u>	<u>All WBEs*</u>
Management Consulting						
1987-88	30%	\$152,000 1.6%	\$152,000 1.0%	10%	\$111,000 1.1%	\$111,000 1.0%
1989-90	43.6%	\$16,000 10.8%	\$136,000 23%	61.8%	\$16,000 10.8%	\$16,000 2.7%
Medical Services						
1987-88	30%	\$1,527,000 82.5%	\$1,527,000 82%	10%	\$89,000 4.8%	\$89,000 4%
1989-90	47%**	\$20,000 n/s	\$70,000 0.1%	41.2%	\$13,000 n/s	\$63,000 0.1%
Misc. Professional Services						
1987-88	30%	\$132,000 1.5%	\$132,000 1.5%	10%	\$342,000 4%	\$342,000 3%
1989-90	19.4%**	\$57,000 0.5%	\$81,000 0.5%	36.1%**	\$29,000 0.2%	\$315,000 2.1%
Equipment and Supplies						
1987-88	30%	\$3,052,000 16.8%	\$8,498,000 11%	10%	\$1,935,000 10.6%	\$2,390,000 3%
1989-90	35.8%	\$4,191,000 16.1%	\$4,459,000 5.3%	15.5%	\$1,002,000 3.8%	\$1,135,000 1.3%
General Services						
1987-88	30%	\$831,000 3%	\$974,000 1.1%	10%	\$193,000 0.7%	\$117,000 0.1%
1989-90	48.9%	\$302,000 0.3%	\$826,000 0.6%	26.3%	\$123,000 0.1%	\$162,000 0.1%

* "All MBE/WBEs" includes HRC certified firms and non-HRC certified firms.

** No goals set for this category. Percentage reflects the number of MBE or WBE firms in the industry.

Recommendations of the Report

Recommendations in the Report for HRC and City Department administrative changes include 1) requiring departments to submit to the HRC an annual action plan for increasing MBE/WBE contract participation, 2) using a targeted outreach approach to reach specific industry and ethnic/gender groups for specific contracts and 3) breaking up large contracts into smaller units to facilitate MBE/WBE participation. The HRC also proposes to develop quarterly benchmarks to measure City-wide progress and to report the results on a quarterly basis to the Board of Supervisors, Mayor and Chief Administrative Officer, and to develop other HRC resources for use by City departments.

The recommendations for amendments to the MBE/WBE/LBE Ordinance II include a number of technical revisions that would 1) expand the definition of

BOARD OF SUPERVISORS
BUDGET ANALYST

minorities to include Asian Indians, 2) specify that departments should try to involve MBEs and WBEs as prime contractors rather than as a part of a contract, 3) specify that departments should attempt to recruit both certified (local) and registered (non-local) MBEs and WBEs, 4) encourage greater and more significant levels of MBE/WBE participation in joint venture contracts, 5) and clarify and strengthen the intent of the Ordinance.

Comments

1. According to Mr. Bert Campbell, Deputy Director of the Human Rights Commission, the HRC staff is in the process of completing a report that contains departmental and City-wide MBE/WBE contracting performance for the first three quarters of FY 1989-90. Mr. Campbell advises that the HRC staff expects to have that report completed in time for presentation at the November 8, 1990, Economic and Social Policy Committee meeting.

2. The Budget Analyst has been informed that the City Attorney has prepared legislation that would amend the MBE/WBE/LBE Ordinance II in accordance with many of the HRC recommendations described above. Ms. Mara Rosales of the City Attorney's Office reports that the proposed legislation has been submitted to the Board of Supervisors for a hearing at a future Committee meeting.

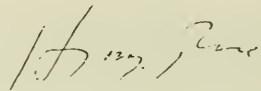
3. The Mayor issued an Executive Directive concerning the MBE/WBE Program on October 12, 1990. The purpose of that Executive Directive was to "clarify and emphasize the importance and priority of utilizing economically disadvantaged minority and woman-owned enterprises (MBEs and WBEs) and local business enterprises (LBEs) in City contracting." Salient portions of the Executive Directive are as follows:

- a. The Report on MBE/WBE utilization by the Human Rights Commission shows that, taken as a whole, City departments have not provided equal opportunities to economically disadvantaged minority and women-owned enterprises;
- b. Effective immediately, all City departments, agencies, boards, and commissions must revise their contracting policies to ensure meaningful utilization of economically disadvantaged MBEs, WBEs and LBEs or document good faith efforts to utilize those firms;
- c. Each City department is to prepare a plan, to be submitted to the Mayor's Office within 30 days, detailing efforts to improve performance for the next year;
- d. Failure to utilize MBEs, WBEs, and LBEs on City contracts or to make good faith efforts to utilize such firms will result in the review of departmental budgets to tie spending authority to specific achievement goals;

BOARD OF SUPERVISORS
BUDGET ANALYST

Memo to Economic and Social Policy Committee
November 8, 1990 Economic and Social Policy Committee Meeting

- e. A listing of specific good faith efforts City departments can make to utilize MBEs, WBE, and LBEs;
- f. A statement urging City departments to voluntarily work with prospective bidders of City contracts to maximize MBE/WBE/LBE participation in subcontracting;
- g. Departments, in the deposit of City funds and in the award of leases, franchises, concessions, and contracts not subject to bid preferences in the current MBE/WBE/LBE ordinance, are urged to make every good effort to use the services of MBEs, WBEs, and LBEs;
- h. The performance of each department will be evaluated as part of the overall budget process. Poor performance, as well as exemplary performance, under the MBE/WBE/LBE Ordinance will be an important factor in determining all budget requests for each fiscal year;
- i. A listing of MBE/WBE participation goals by specific industry and specific ethnic group.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Legislative Policy Analysts
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

BOARD OF SUPERVISORS
BUDGET ANALYST

OCT 11 1990



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BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

11/90
October 11, 1990

TO: Economic and Social Policy Committee
FROM: Budget Analyst - recommendations
SUBJECT: October 11, 1990 Economic and Social Policy Committee Meeting

Item 7 - File 107-89-15

1. This item is a hearing to consider the procedures and regulations concerning foster children, including the placement of foster children outside of San Francisco County, and to consider the effects of Senate Bill No. 1177 on the adoption of children.

2. The Department of Social Services (DSS) reports that it is DSS's policy to place children in homes as close to their own families as possible. However, DSS advises that approximately 42 percent of San Francisco's foster children are placed outside of the County for various reasons as follows:

- (1) Placing a child in the most appropriate foster home, based on the child's individual needs, sometimes necessitates placing children outside of San Francisco.
- (2) Many of the African American foster families who originally lived in San Francisco have moved out of the City. In such cases, it is often times determined to be in the child's best interests to move with the foster family.
- (3) DSS uses African American home finding agencies which serve the entire Bay Area and many of their approved homes are located in other Counties.

- (4) The number of families that could potentially provide foster care in San Francisco is limited due to the high cost of housing in the City which makes it difficult for families to afford the type of housing required to provide foster care. The type of housing required is regulated by State licensing rules which stipulate that certain housing requirements be met. These requirements include but are not limited to restrictions on bedroom size, number of children who can sleep in a bedroom, number of exits, fire/security bars, and which floor that the children can sleep on.
 - (5) Placing a child with relatives, which DSS considers a priority, sometimes requires placing the child outside of San Francisco. According to DSS, 51 percent of the children who are placed outside the County are placed with relatives who reside outside of San Francisco.
3. The DSS reports that it is making the following efforts to recruit more African American foster and adoptive families in San Francisco.
- (1) Effective November 27, 1989, DSS reassigned recruitment responsibilities to a new Assistant Director, with foster children knowledge and experience in recruiting, training, certifying and supervising prospective foster and adoptive families. A full time recruiter is assigned to the Assistant Director. DSS has budgeted \$60,000 in its FY 1990-91 departmental budget to be used by the Assistant Director for recruitment purposes.
 - (2) 1 FTE additional Child Welfare Worker and .25 FTE additional clerical staff have been committed to recruitment activities effective January 1, 1990.
 - (3) DSS issued a RFP, on June 15, 1990, to contract with a community-based agency with demonstrable expertise in recruiting African American foster and adoptive families. Mr. Girma Zaid of DSS reports that, as a result of the RFP process, Naomi Gray and Associates and Calvin Jones Jr. and Associates were selected to provide recruitment services. Both contracts are for a six-month period ending December 31, 1990. The contract with Naomi Gray and Associates is in the amount of \$21,000 and the contract with Calvin Jones Jr. and Associates is in the amount of \$14,000. Naomi Gray and Associates is a MBE/WBE firm. The Human Rights Commission reports that Calvin Jones Jr. and Associates' certification as a MBE firm is pending. Mr. Zaid advises that, under these two contracts, the goal is to recruit 500 African American foster parents by December 31, 1990. 300 of the total 500 foster parents are to be recruited by Naomi Gray and Associates and the remaining 200 are to be recruited by Calvin Jones Jr. and Associates.
 - (4) DSS staff responsible for recruitment are developing a recruitment packet of brochures and other materials which will be targeted to

cultural and ethnic groups, where the need for additional foster parents exists.

- (5) A recruitment effort is being considered which would involve recruiting GAIN Program participants as prospective foster parents. The GAIN Program provides education, training and support services to women who are recipients of AFDC. The Program is aimed at assisting these women in acquiring suitable employment. Ms. Karen Pierce, Director of the GAIN Program, reports that a survey of GAIN Program participants taken several months ago, found two participants who indicated an interest in becoming foster parents.
- (6) DSS continues to use the services of private placement agencies such as the Black Adoption Placement and Research Center. In addition, DSS has identified organizations such as churches, ministerial alliances, and Black employee groups which have access to potential African American foster and adoptive families.
- (7) DSS's recruitment staff participate in public events, the Annual Adoption Fair, street fairs, and community outreach activities at shopping malls and other public gatherings.

4. Foster care rates are set by the State. DSS advises that, based on a U.S. Supreme Court ruling, relatives are paid the same rate, to provide foster care, as are foster parents who are not relatives, providing that the child is eligible for Federal foster care funding. However under State law, relatives who provide foster care to children, who are eligible for County and/or State foster care funding only, cannot receive foster care funding for their services. However, these relatives would be eligible for AFDC. DSS reports that the Department is in the process of working with the State Legislature to get the law changed to provide that all relatives providing foster care would be eligible to receive the established foster care rate. The current foster care rates for long term placement are outlined below:

<u>Age of Foster Care Children</u>	<u>Monthly Base Rate</u>	<u>Monthly Rates At</u>		
		<u>Level I*</u>	<u>Level II*</u>	<u>Level III*</u>
0-4	\$345	\$694	\$835	\$977
5-8	375	494	588	683
9-11	400	529	624	717
12-14	444	588	683	776
15-18	484	641	741	834

*The level of payment above the base rate is determined by the specific foster child's special needs, as related to emotional, social, developmental or medical problems.

5. Senate Bill 1177, which was authored by Senator Royce, established conditions under which foster parents must be given consideration, along with other potential adoptive families, to become the adoptive parents of a foster child. The bill was drafted in response to a specific case involving a foster family that cared for a child with Down's Syndrome for 1 1/2 years. Children's Home Society (CHS), the agency in charge of the adoption proceedings, did not consider that foster family when it sought a permanent placement for the child. As a result, the foster family sued CHS. DSS reports that Senator Royce's staff has advised DSS that Senator Royce believes current laws governing public adoption agency activities already sufficiently address the issue of foster parent adoption. Although SB 1177 does not specify that it pertains only to private adoption agencies, DSS indicates that the bill was intended to address the problem of private adoption agencies' failure to consider foster parents as adoptive parents.

Comment

DSS reports that a "corrected" version of SB 1177 has been drafted to be known as Senate Bill 2188 (SB 1177 has been withdrawn by the author in favor of the new, "corrected" version, SB 2188). The new SB 2188 specifies that it does not pertain to dependent children of the juvenile court cases, and since DSS handles, only such dependent children of the juvenile court cases, SB 2188 (which replaces SB 1177) does not apply to DSS.

Item 8 - File 12-90-26

1. The proposed resolution would endorse State Proposition 128, the Environmental Protection Act of 1990, also known as the "Big Green" act, on the November 6, 1990 General Election ballot.

2. The Environmental Protection Act of 1990 would safeguard the people of California from toxic contamination by chemical poisons in the food supply, to reduce chemical pollution which contributes to global warming (the greenhouse effect) and depletion of the ozone layer, to protect and increase the number of trees in the State, thereby decreasing the production of chemicals and waste gases which contribute to global warming and depletion of the ozone layer, and to protect California's marine resources and coastline from oil spills and pollution by toxic chemicals.

3. The Environmental Protection Act of 1990 would make changes to existing State law to provide the following:

- A phased-in total prohibition on the use on foods of pesticides containing any ingredient which may cause cancer or reproductive harm.
- Adoption and implementation of a new State plan which mandates Statewide reductions in the emissions of greenhouse gases and development of a program to phase out the use of chemical substances (chlorofluorocarbons) that damage the earth's ozone layer.
- Authorization to sell \$300 million in bonds to purchase old-growth redwood forests and to fund tree-planting programs.
- A permanent Statewide ban on new leases for oil and gas development in the State's coastal waters.
- A new program and funding mechanism for cleaning up oil spills off the coast of California.
- Accelerated deadlines for additional treatment of wastes that are discharged into water; development by coastal counties of stormwater management plans; and implementation of pollution prevention plans by certain waste dischargers.
- Creation of a new elective Office of the Environmental Advocate with responsibility for overseeing the implementation of the measure and for enforcement of all of the State's environmental laws.

Comments

1. The State Legislative Analyst estimates that local governments throughout the State would incur one-time costs of up to \$8 million and annual costs in the range of \$5 to \$10 million. The State Legislative Analyst indicates that the annual costs would decrease over time.

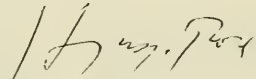
2. The Environmental Act of 1990 would require the City of San Francisco to (1) adopt regulations to carry out the State plan required to be developed by the California Energy Resources Conservation and Development Commission and the Air Resources Board regarding greenhouse gas emissions, 2) develop oil spill contingency plans, and 3) develop stormwater management plans. Applicable City departments have not developed cost estimates for these requirements.

3. Sponsors of the Environmental Protection Act of 1990 cited the following benefits:

- Phase out chemicals that destroy the ozone layer which protects against skin cancer.
- Phase out the use on foods of pesticides that are known causes of cancer and birth defects.
- Protect drinking water and coastal waters from toxic chemical contamination. Set new sewage controls and health standards.
- Protect ancient redwood forests. Require planting of new trees to reduce carbon dioxide in the atmosphere.
- Require oil companies to establish an oil spill clean-up and prevention fund and to protect the coast from oil spill disasters.
- Election of an independent Environmental Advocate with power over polluters and to encourage governmental and corporate compliance with environmental protection laws.

Recommendation

Adoption of the proposed resolution to endorse the Environmental Protection Act of 1990 is a policy matter for the Board of Supervisors.


Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Legislative Policy Analysts
Chief Administrative Officer
Controller
Carol Wilkins
Ted Lakey

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CALENDAR - ACTIONS TAKEN
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

THURSDAY, NOVEMBER 8, 1990 - 10:00 A.M.

ROOM 228, CITY HALL

PRESENT: SUPERVISORS GONZALEZ AND KENNEDY

DOCUMENTS DEPT.

ABSENT: SUPERVISOR WARD

CLERK: GAIL JOHNSON

NOV 18 1990

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CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:
 - (a) File 15-90-6. [Taxi Zone] Consideration of revocation of taxi zone at Seventh Street, west side, from 5 feet to 85 feet north of Mission Street (80-foot zone), from 116 feet to 151 feet north of Mission Street (35-foot zone), and from 7 feet to 48 feet north of Jessie Street (41-foot zone). (Department of Parking and Traffic)
 - (b) File 18-90-19. [Stop Signs] Consideration of establishment of stop signs at Flornoy Street and DeLong Street, southeast corner, stopping Flornoy Street traffic. (Department of Parking and Traffic)
 - (c) File 20-90-15. [Traffic Regulations] Consideration of establishment of traffic regulations, various locations. (Department of Parking and Traffic)
 - Tow-Away, No Stopping 7:00 A.M. to 9:00 A.M., Weekdays - Establish
 - Front Street, west side, between Pine and Market Streets.
 - Multiple Left-Turn Lanes - Establish
 - Front Street, northbound, at Pine Street.
 - Tow-Away, No Stopping 6:00 A.M. to 9:00 A.M., Weekdays, Except Buses and Carpool Passenger Dropoff - Establish
 - Howard Street, north side, between Fremont and First Streets.
 - Tow-Away, No Stopping 6:00 A.M. to 9:00 A.M., Weekdays, Except Carpool Passenger Dropoff - Establish
 - Howard Street, south side, from Fremont Street to 90 feet west (90-foot zone at meters 403, 405, 407 and 409).

- (d) File 19-90-13. [Parking Regulations] Consideration of establishment of parking regulations, various streets. (Department of Parking and Traffic)

No Parking Anytime - Establish

Osceola Lane, east side, from La Salle Avenue to 40 feet south (40-foot zone).

Osceola Lane, west side, from La Salle Avenue to 30 feet south (30-foot zone).

Vassar Place, both sides, from Harrison Street south, to and including the end portion.

ACTION: Consent calendar recommended.

- (a) File 15-90-6. Department of Parking and Traffic recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Rescinding location of taxicab stand on Seventh Street." Recommended.
- (b) File 18-90-19. Department of Parking and Traffic recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Designating a Stop Intersection at Flourney and DeLong Streets, southeast corner." Recommended.
- (c) File 20-90-15. Department of Parking and Traffic recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting traffic regulations, various streets." Recommended.
- (d) File 19-90-12. Department of Parking and Traffic recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting parking regulations, various streets." Recommended.

REGULAR CALENDAR

2. File 121-90-9. [Taxi Rates] DRAFT ordinance amending Part II, Chapter VIII, Article 16, of the San Francisco Municipal Code (Police Code) by adding Section 1135.1 thereto, establishing a temporary fare surcharge for taxicabs due to unexpected and drastic increases in gasoline prices caused by the current Middle East crisis, providing a termination date and making findings of legislative emergency. (Supervisor Ward)

ACTION: Amendment of the Whole (approved as to form), adopted as amended. New title: "Amending Article 16, Part II, of the San Francisco Municipal Code (Police Code) by making findings, adding Section 1135.5 thereto to establish a temporary fare increase for taxicabs, and providing a termination date." Recommended as amended. (TO BOARD AS A COMMITTEE REPORT FOR CONSIDERATION ON NOVEMBER 13, 1990.)

3. File 15-90-7. [Taxi Rates] Hearing to consider taxi rates, a procedure required each year between September 1 and December 1 by Police Code Section 1137. (Clerk of the Board)

ACTION: Hearing held. Continued to the Call of the Chair.

4. File 20-90-15.1. [Traffic Regulation] Consideration of establishment of trial street closure, Osceola Lane, east end, at La Salle Avenue. (Department of Parking and Traffic)

ACTION: Hearing held. Department of Parking and Traffic recommendation recommended. Resolution prepared in and reported out of Committee entitled:
"Authorizing interim closure of Osceola Lane, east end, at La Salle Avenue through November 30, 1991." Recommended.

5. File 40-90-19. [Residential Permit Parking] Resolution extending the boundaries of Residential Permit Parking Area "G" in the Pacific Heights area, and adding Sutter Street, between Fillmore and Stelner Streets, south side, to the list of streets upon which time limitations shall apply. (Department of Parking and Traffic)

ACTION: Hearing held. Recommended.

6. File 40-90-20. [Residential Permit Parking] Resolution extending the boundaries of Residential Permit Parking Area "F" in the Jordan Park/Presidio Heights area; and adding Euclid Avenue, between Spruce Street and Heather Avenue, north side, to the list of streets upon which time limitations shall apply. (Department of Parking and Traffic)

ACTION: Hearing held. Recommended.

7. File 90-90-3. [Landmarks] Ordinance designating the Jackson Brewery Company Complex at 1475, 1477, 1479, 1479A, 1489 Folsom Street and 301-05, 315-319 and 333 Eleventh Street as a landmark pursuant to Article 10 of the City Planning Code. (Department of City Planning)

ACTION: Hearing held. Recommended.

8. File 97-90-55. [Tropical Hardwood Ban] Ordinance amending the San Francisco Administrative Code by adding Chapter 121 thereto, to prohibit the use, requisition or purchase, directly or indirectly, by any City or County Department or Agency, of any tropical hardwoods or tropical hardwood products. (Supervisors Walker and Alioto)

ACTION: Hearing held. Amendment of the Whole bearing same title prepared in Committee. Recommended as amended. Add Supervisor Gonzalez as a co-sponsor.

9. File 196-90-7. Hearing to consider the timing of the "walk" signal at Nineteenth and Holloway Avenues. (Supervisor Walker)

ACTION: Continued to Call of the Chair at the request of sponsor.

10. File 120-90-1. [Toilet Water Usage] Ordinance amending Plumbing Code relating to water usage for toilets, by amending Sections 905 and 1001.1 to require water conserving fixtures in new buildings, or when water drainage systems are substantially altered, modified or renovated. (Supervisor Maher)

ACTION: Hearing held. Recommended.

11. File 19-90-11. Hearing to consider the impact of removing the "No Left-Hand Turns" signs from Broadway, going east and turning onto Columbus Avenue, and Stockton and Powell Streets. (Supervisor Maher)

ACTION: Continued to the Call of the Chair at the request of sponsor.

12. File 43-90-3. [Embarcadero Child Care Site] Resolution declaring a statement of policy that the parcel of land bounded by Washington, Drumm, Battery and Clay remain zoned "P" for Public Use; and urging the Chief Administrative Officer, and urging the Mayor to urge the City Planning Commission to plan the integration of a child care center into all feasibility and development studies of the downtown C-3 area. (Supervisor Walker)

ACTION: Hearing held. Recommended.

13. File 284-90-1. Hearing to consider the Human Rights Commission's Minority Business Enterprise/Women Business Enterprise/Local Business Enterprise Ordinance II Report with Recommendations. (Supervisor Kennedy)

ACTION: Hearing held. Continued to December 13, 1990, meeting.

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CITY AND COUNTY



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ATTN: Gerry Roth

BOARD OF SUPERVISORS

BUDGET ANALYST

1390 Market Street, Suite 1025, San Francisco, CA 94102 (415)554-7642

November 13, 1990

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NOV 15 1990

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TO: Economic and Social Policy Committee

FROM: Budget Analyst - recommendations

SUBJECT: November 15, 1990 Special Economic and Social Policy Committee Meeting

Item 1 - File 176-90-8

Item: Resolution urging the President of the Board to appoint a special labor relations fact finding committee to investigate and report to the general public about the existing labor dispute between ship repair firms and organized labor, and to then urge his Honor, the Mayor, to refer the labor dispute to the recently established collective bargaining task force for the purpose of mediation (in concert with federal mediation).

Description: Currently, a labor dispute exists between ship repair workers and the ship repair firms of Service Engineering Company and Southwest Marine of San Francisco. Approximately 1,500 shipyard workers working for the two firms, representing ten craft unions, are currently on strike.

This resolution proposes the appointment of a special labor relations fact finding committee. The fact finding committee would report to the general public on the labor issues over which the unions and the companies are in dispute. The proposed resolution also urges the Mayor to refer the labor dispute to a collective bargaining task force to mediate the labor dispute.

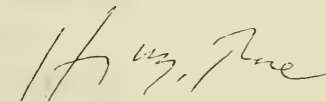
The resolution further proposes that, if the dispute is not resolved in a timely manner that the shipyard repair firms be requested to vacate the property maintained by the Port of San Francisco, or alternatively, cease business operations until the dispute is settled.

Comments:

1. According to Ms. Maggie Jacobsen of the Employee Relations Division, in June of 1990, the Mayor appointed a volunteer collective bargaining task force to examine and make recommendations on the issue of having collective bargaining for all City employees. According to Ms. Jacobsen, this collective bargaining task force was not intended to settle labor disputes. Ms. Jacobsen further reports that the Federal Government has already begun mediation efforts between the two San Francisco ship repair companies in question and the shipyard workers.
2. Ms. Veronica Sanchez of the Port advises that, although the Port leases the shipyard facilities to the two ship repair companies, the Port does not participate in disputes involving labor and Port tenants. Ms. Sanchez further advises that the Port could not legally request the shipyard companies to cease business operations or vacate the leased premises, because the Port is bound by lease agreements with the two companies. The Port's leases with Service Engineering and Southwest Marine, previously approved by the Board of Supervisors, expire in 1995 and 2017, respectively. According to Ms. Sanchez, the Port earned \$576,000 in lease revenues and dockage fees from Service Engineering, and \$1.3 million in lease revenues from Southwest Marine during Fiscal Year 1989-90.
3. The resolution does not specify that any compensation is to be paid to the fact finding committee for its work. It is possible that existing budgeted City staff might incur an unknown in-kind cost if such City staff were requested to assist the fact finding committee.

Memo to Economic and Social Policy Committee
November 15, 1990 Economic and Social Policy Committee Meeting

Recommendation: Approval of the proposed resolution is a policy matter for the Board of Supervisors.



Harvey M. Rose

cc: Supervisor Ward
Supervisor Gonzalez
Supervisor Kennedy
President Britt
Supervisor Alioto
Supervisor Hallinan
Supervisor Hongisto
Supervisor Hsieh
Supervisor Maher
Supervisor Nelder
Supervisor Walker
Clerk of the Board
Legislative Policy Analysts
Controller
Carol Wilkins
Ted Lakey
Chief Administrative Officer

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CALENDAR - ACTIONS TAKEN
SPECIAL MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

THURSDAY, NOVEMBER 15, 1990 - 3:00 P.M.

ROOM 228, CITY HALL

PRESENT: SUPERVISORS GONZALEZ AND KENNEDY

DOCUMENTS DEPT.

ABSENT: SUPERVISOR WARD

CLERK: GAIL JOHNSON

NOV 16 1990

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1. **File 176-90-8. [Shipyard Dispute] Resolution urging the President of the Board to appoint a special labor relations fact finding committee to investigate and report to the general public about the existing labor dispute between ship repair firms and organized labor, and to then urge his Honor, the Mayor, to refer the labor dispute to the recently established collective bargaining task force for the purpose of mediation (in concert with federal mediation). (Supervisor Nelder)**

ACTION: Hearing held. Tabled.

File 176-90-8.1. Motion prepared in and reported out of Committee entitled: "Requesting and authorizing the President of the Board of Supervisors to appoint a special labor relations fact finding committee to investigate and report concerning the existing labor dispute between ship repair firms and organized labor; urging the Mayor to refer the labor dispute to the bargaining task force for the purpose of mediation (in concert with federal mediation); and urging the Mayor to use the good services of his office toward resolving this dispute, and to participate personally in mediating this dispute." Recommended. (TO BOARD AS A COMMITTEE REPORT FOR CONSIDERATION ON NOVEMBER 19, 1990.)

SF
BOARD of SUPERVISORS



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November 15, 1990

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NOTICE OF CANCELLED MEETING
ECONOMIC & SOCIAL POLICY COMMITTEE

NOTICE IS HEREBY GIVEN that due to the Thanksgiving Day holiday, the regularly scheduled meeting of the Economic & Social Policy Committee for Thursday, November 22, 1990, at 10:00 a.m., has been cancelled.

The next regular meeting of the Economic & Social Policy Committee will be held on Thursday, December 13, 1990, at 10:00 a.m., in Room 228, City Hall.

A handwritten signature in cursive script that reads "John L. Taylor".
John L. Taylor
Clerk of the Board

POSTED: NOVEMBER 15, 1990

ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
ROOM 235, CITY HALL
SAN FRANCISCO, CALIFORNIA 94102

IMPORTANT
HEARING NOTICE

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CALENDAR - ACTION
MEETING OF
ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

THURSDAY, DECEMBER 13, 1990 - 10:00 A.M.

LEGISLATIVE CHAMBER
2ND FLOOR, CITY HALL

PRESENT: SUPERVISORS WARD, GONZALEZ, KENNEDY
ABSENT: SUPERVISOR WARD - ITEM 5
CLERK: GAIL JOHNSON

CONSENT CALENDAR

1. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Economic & Social Policy Committee, and will be acted upon by a single roll call vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item:
 - (a) File 19-90-16. [Parking Regulations] Consideration of establishment and revocation of parking regulations, various streets. (Department of Parking and Traffic)

No Parking Anytime - Revoke
Mabini Street, east side, between Bonifacio and Folsom Streets.

No Parking Anytime, Except Tour Buses - Establish
Stockton Street, east side, from 125 to 190 feet north of Pine Street (65-foot zone).

Tow-Away, No Parking Anytime - Establish
Julius Street, both sides, from Lombard north, to and including the dead-end portion.

Presidio Avenue, west side, from Euclid Avenue to 79 feet south (79-foot zone).

2-Hour Parking Limit, 7:00 A.M. to 6:00 P.M., Monday Through Friday - Establish
Kansas Street, west side, from 108 feet south of Sixteenth Street to Seventeenth Street.

2-Hour Parking Limit, 7:00 A.M. to 6:00 P.M., Monday Through Saturday - Establish
Bonifacio Street, south side, between Lapu Lapu and Tandang Sora Streets.

Rizal Street, north side, between Lapu Lapu and Tandang Sora Streets.

Lapu Lapu Street, both sides, between Bonifacio and Rizal Streets.

Tandang Sora Street, both sides, between Bonifacio and Rizal Streets.

- (b) File 15-90-8. [Taxi Zone] Consideration of establishment of taxi zone at Stockton Street, east side, from Pine Street to 85 feet north (85-foot zone). (Department of Parking and Traffic)
- (c) File 18-90-20. [Stop Intersections] Consideration of establishment of Stop intersections, Rincon and Bryant Streets, southeast corner, stopping northbound Rincon Street traffic (makes this a 2-way Stop). (Department of Parking and Traffic)
- (d) File 20-90-16. [Traffic Regulations] Consideration of establishment and revocation of traffic regulations, various streets. (Department of Parking and Traffic)

Midblock Crosswalk - Rescind

Parker Avenue, approximately 50 feet north of McAllister Street.

Tow-Away, No Stopping Anytime - Establish

Fifth Street, west side, from Howard Street to 80 feet southerly (80-foot zone).

No Left Turn - Establish

Sixth Street, northbound, at Mission Street.

One-Way Street - Establish

Bache Street, southbound, from Crescent Avenue to Benton Street.

Right Lane Must Turn Right - Establish

Stockton Street, northbound, at California Street.

No Left Turn - Establish

California Street, westbound, at Stockton Street.

ACTION: Consent calendar recommended.

- (a) File 19-90-16. Department of Parking and Traffic recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting and rescinding parking regulations, various streets." Recommended.
- (b) File 15-90-8. Department of Parking and Traffic recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Establishing location of taxicab stand on Stockton Street." Recommended.
- (c) File 18-90-20. Department of Parking and Traffic recommendation recommended. Resolution prepared in and reported out of Committee entitled: "Designating a Stop intersection at Rincon and Bryant Streets, southeast corner." Recommended.
- (d) File 20-90-16. Department of Parking and Traffic recommendations recommended. Resolution prepared in and reported out of Committee entitled: "Enacting and rescinding traffic regulations, various streets." Recommended.

REGULAR CALENDAR

2. File 197-90-2. Hearing to consider the Festival 2000, with particular emphasis on the process of organization and oversight, what can be done to assist artists and organizations injured by the festival closing and how the City can ensure the success of similar events in the future. (Supervisor Hallinan)

ACTION: Hearing held. Continued to Call of the Chair.

File 197-90-2.1. Resolution prepared in Committee entitled: "Establishing Cultural Affairs Task Force to make recommendations to the Board of Supervisors regarding a proposal to create a Department of Cultural Affairs." Continued to Call of the Chair.

3. File 109-90-2. [Evictions by Tenants in Common] Ordinance amending Administrative Code by amending Section 37.9 to provide that landlords purchasing buildings after January 1, 1991, may not evict tenants on the ground that the landlord or a relative intends to occupy the unit unless the landlord owns at least twenty-five percent of the building. (Supervisors Hallinan and Gonzalez)
(Continued from 10/11/90)

ACTION: Hearing held. Amendment of the Whole prepared in Committee. New title: "Amending Administrative Code by amending Section 37.9 to provide that landlords who become owners of record more than 30 days after the Mayor has approved this ordinance may not evict tenants on the ground that the landlord or a relative intends to occupy the unit unless the landlord owns at least twenty-five percent of the building." Recommended as amended. (Supervisor Kennedy Dissenting)

4. File 15-90-7. [Taxi Rates] Hearing to consider taxi rates, a procedure required each year between September 1 and December 1 by Police Code Section 1137. (Clerk of the Board)
(Continued from 11/8/90)

ACTION: Hearing held. Continued to Call of the Chair.

5. File 40-90-6. [Residential Parking] Resolution amending Resolution No. 875-89 in the West Portal/Saint Francis Wood Area "0" and revising the parking time limits (from 3 hours to 2 hours). (Department of Parking and Traffic)

ACTION: Hearing held. Amendment of the Whole adopted. New title: "Amending Resolution No. 875-89, extending boundaries of Residential Permit Parking Area '0' in the West Portal/Saint Francis Wood area, by revising the parking time limits from three hours to two hours." Recommended as amended.

6. File 124-90-7. [Speed Limits on Eighth and Market Streets] Ordinance amending Traffic Code, by adding Sections 175.31 and 175.32 thereto, changing existing speed limit zones on Eighth and Market Streets. (Department of Parking and Traffic)

ACTION: Hearing held. Recommended.

7. File 284-90-1. Hearing to consider the Human Rights Commission's Minority Business Enterprise/Women Business Enterprise/Local Business Enterprise Ordinance II Report with Recommendations. (Supervisor Kennedy)
(Continued from 11/8/90)

ACTION: Continued to Call of the Chair.

8. File 97-90-51. [MBE/WBE/LBE - Prime Contracts] Ordinance amending the Administrative Code by amending Sections 12D.5, 12D.6, 12D.8, 12D.13 and 12D.15 thereof, relating to the procurement of goods and services and the award of public contracts by the City and County of San Francisco from minority business enterprises, women business enterprises and local businesses. (Supervisor Kennedy)

ACTION: Continued to Call of the Chair.

9. File 196-90-7. Hearing to consider the timing of the "walk" signal at Nineteenth and Holloway Avenues. (Supervisor Walker)
(Continued from 11/8/90)

ACTION: Hearing held. Continued to Call of the Chair.

File 196-90-7.1. Resolution prepared in and reported out of Committee entitled: "Urging the Mayor to urge the Parking and Traffic Commission to increase the amount of time for pedestrians crossing Nineteenth and Holloway Avenues." Recommended.

10. File 189-90-3. [Waterfront Land Use Plan] Resolution requesting the Port Commission, consistent with the terms of Proposition H as approved by the voters of the City at the November 6, 1990, Municipal Election, to prepare a "Waterfront Land Use Plan" and further requesting that, within 30 days of the date of this request, the Port Commission advise the Board of Supervisors whether the Commission agrees to prepare the plan. (Supervisor Walker)

ACTION: Hearing held. Recommended.

11. File 36-90-5. [Bernal Heights SUD Map Change] Ordinance amending the San Francisco Zoning Map to establish the boundaries for the Bernal Heights Special Use District; companion to Files 36-90-6 and 81-90-4. (Supervisors Maher and Walker)
(Approved by City Planning Commission Resolution No. 12079)

ACTION: Hearing held. To Board Without Recommendation.

File 36-90-5.1. Resolution prepared in and reported out of Committee entitled: "Adopting a final negative declaration, finding and determining that the addition of Planning Code Section 242 to establish a Bernal Heights Special Use District and the rezoning of portions of the District from RH-3 to RH-2 and from RH-2 to RH-1 will have no significant impact on the environment, and adopting and incorporating findings of the final negative declaration." To Board Without Recommendation.

12. File 36-90-6. [Reclassification of Property] Ordinance amending the City Planning Code by amending the Zoning Map for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army, Folsom and Powhattan Streets; in the north-west area by Folsom and Cortland Streets; and in the Holly Park Area by Alemany and Cortland Streets; and to reclassify these properties from RH-2 to RH-1 and from RH-3 to RH-2; companion to Files 36-90-5 and 81-90-4. (Supervisors Maher and Walker) (Disapproved by City Planning Commission Resolution No. 12080)

ACTION: Hearing held. To Board Without Recommendation.

13. File 81-90-4. [Bernal Heights Special Use District] Ordinance amending the City Planning Code by adding Section 242 to establish the Bernal Heights Special Use District and impose restrictions on property within that District, including height, set-back, rear yard, parking, curb cuts, garage door width, and demolition of residential structures and by adding Sections 134, 252.1 and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code; companion to Files 36-90-5 and 36-90-6. (Supervisors Maher and Walker) (Approved [With Modifications Approved by the City Planning Commission] by City Planning Commission Resolution No. 12079)

ACTION: Hearing held. To Board Without Recommendation.

Note: It is the intention of the Chair to entertain a motion to continue the following items to the Call of the Chair:

14. File 196-90-4. Hearing to consider the Golden Gate Bridge, Highway and Transportation District's and San Francisco Municipal Railway's purchase of buses that do not accommodate certain wheelchairs. (Supervisor Alioto)

ACTION: Continued to Call of the Chair at the request of sponsor.

15. File 207-88-2. Hearing to consider City department response to crack-cocaine epidemic and extent of gang-related activity at the City's neighborhood intersections. (Supervisor Gonzalez)

ACTION: Continued to Call of the Chair at the request of sponsor.

22

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BOARD of SUPERVISORS



City Hall
San Francisco 94102
554-5184

December 18, 1990

CALENDAR

DOCUMENTS DEPT.

DEC 18 1990

SAN FRANCISCO
COUNTY

NOTICE OF CANCELLED MEETING

ECONOMIC & SOCIAL POLICY COMMITTEE

NOTICE IS HEREBY GIVEN that the regularly scheduled meeting of the Economic & Social Policy Committee for Thursday, December 27, 1990, at 10:00 a.m., has been cancelled.

Handwritten signature of John L. Taylor in cursive script.

John L. Taylor

Clerk of the Board

POSTED: DECEMBER 18, 1990

ECONOMIC & SOCIAL POLICY COMMITTEE
BOARD OF SUPERVISORS
ROOM 235, CITY HALL
SAN FRANCISCO, CALIFORNIA 94102

IMPORTANT
HEARING NOTICE

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